



INDEPENDENT AUDIT NO. 5 – AUDIT REPORT

HASTINGS SECONDARY COLLEGE UPGRADE

SSD 11920082

MAY 2024

Authorisation

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Date	4/06/2024	Date	4/06/2024

Revision History

Revision	Date	Description
V0.1	29/5/2024	Draft for client comment
V1.0	04/06/2024	Final report

Report Name: Independent Audit No. 5 – Audit Report – Hastings Secondary College Upgrade
SSD 11920082

Project No.: 1085

Prepared for:
School Infrastructure NSW

Prepared by:
WolfPeak Pty Ltd

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EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW / the Applicant) is responsible for delivering the Hastings Secondary College Upgrade (HSC, or the Project), located at 16 Owen Street, Port Macquarie NSW 2444. The project aims to provide sustainable and modern learning opportunities while also developing a strategy for the utilization of both new and existing fabric.

The Project is being delivered in stages. Stage 1 involves the construction of a covered walkway between Buildings A and L, CAPA and a lift, a new school entry, removal of Building S, and refurbishment of Buildings L and B. Stage 2 involves the construction of a multipurpose sports facility or the PCYC facility.

Consent for the Project, State Significant Development (SSD) 11920082, was granted on 1 December 2021, subject to a number of Conditions of Consent (CoC).

RPS Group (RPS) has been appointed as the client representative on behalf of SINSW. FKG Group (FKG) is the principal contractor for Stage 1 (Hastings Secondary College Main Works) and AW Edwards (AWE) is the principal contractor for Stage 2 (PCYC works). The Principal Certifying Authority (PCA or the Certifier) is Metro BC.

WolfPeak was engaged as the Independent Auditor for Stage 1 and Stage 2 of the Project, approved by the Department on 15 March 2022.

This audit was undertaken in accordance with the State Significant Development SSD-11920082 Conditions of Consent (CoC) C34-C39 and the Department's 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

This Audit Report presents the findings from the fifth Independent Audit, the first for operation, covering the period from 27 October 2023 to 7 May 2024. The site inspection component was conducted on 7 May 2024, and interviews with document review were undertaken on 8 May 2024. Works conducted during the audit period included the completion of Stages 1 (HSC) and Stage 2 (PCYC). This audit included an assessment of the final construction phase of Stage 2. Stage 1 commenced operation in November 2023, while Stage 2 began on 7 March 2024.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- With respect to the status of previously open audit findings (IA4), all were considered by the Auditor to be closed.
- With respect to findings from this fifth Independent Audit (IA5)
 - There were 160 CoCs assessed

- Two (2) non-compliances were identified against the Conditions of Consent (CoCs). These relate to the document submission requirement under A27 and the timing of the operational audit under C35;
- 92 CoCs were considered by the Auditor compliant.
- 66 CoCs were considered by the Auditor as not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

We would like to thank the auditees from SINSW, RPS, FKG and AWE for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – School Infrastructure is responsible for delivering the Hastings Secondary College Upgrade (LCPSR, or the Project). The Project site is located on approximately 3.5ha of land at 16 Owen Street, Port Macquarie NSW 2444 (legally described as Lot 11, DP 1270315) in the Port Macquarie Hasting local government area. The Project location is presented in Figure 1.



Figure 1 Hastings Secondary College location

The Project involves an upgrade to the school to accommodate current and future population growth in the area. The Project comprises:

- SSD Stage 1 – Covered Walkway between Buildings A and L, CAPA and Lift, New School Entry, removal of Building S, and refurbishment of Building L and B
 - Stage 1A: Covered Walkway between Buildings A and L
 - Stage 1B: CAPA & Lift, New School Entry, and removal of Building S.
 - Stage 1B.1 – CAPA & Lift
 - Stage 1B.2 – Front Entrance Landscaping Section 1
 - Stage 1B.3 – Front Entrance Landscaping Section 2
 - Stage 1B.4 – Front Entrance Landscaping Section 3
 - Stage 1B.5 – Front Entrance New Ramp
 - Stage 1B.6 – Demolition of Existing Ramp

- Stage 1B.7 – CAPA Landscaping
- Stage 1B.8 – Building B Landscaping
- o Stage 1C: Building L and Building B
 - Stage 1C.1 – Building L
 - Stage 1C.2 – Building B
- SSD Stage 2 – Construction of Multipurpose Sports/PCYC Facility

Figure 2 provides an extract of the approved site plan, illustrating the approved upgrades to the school.

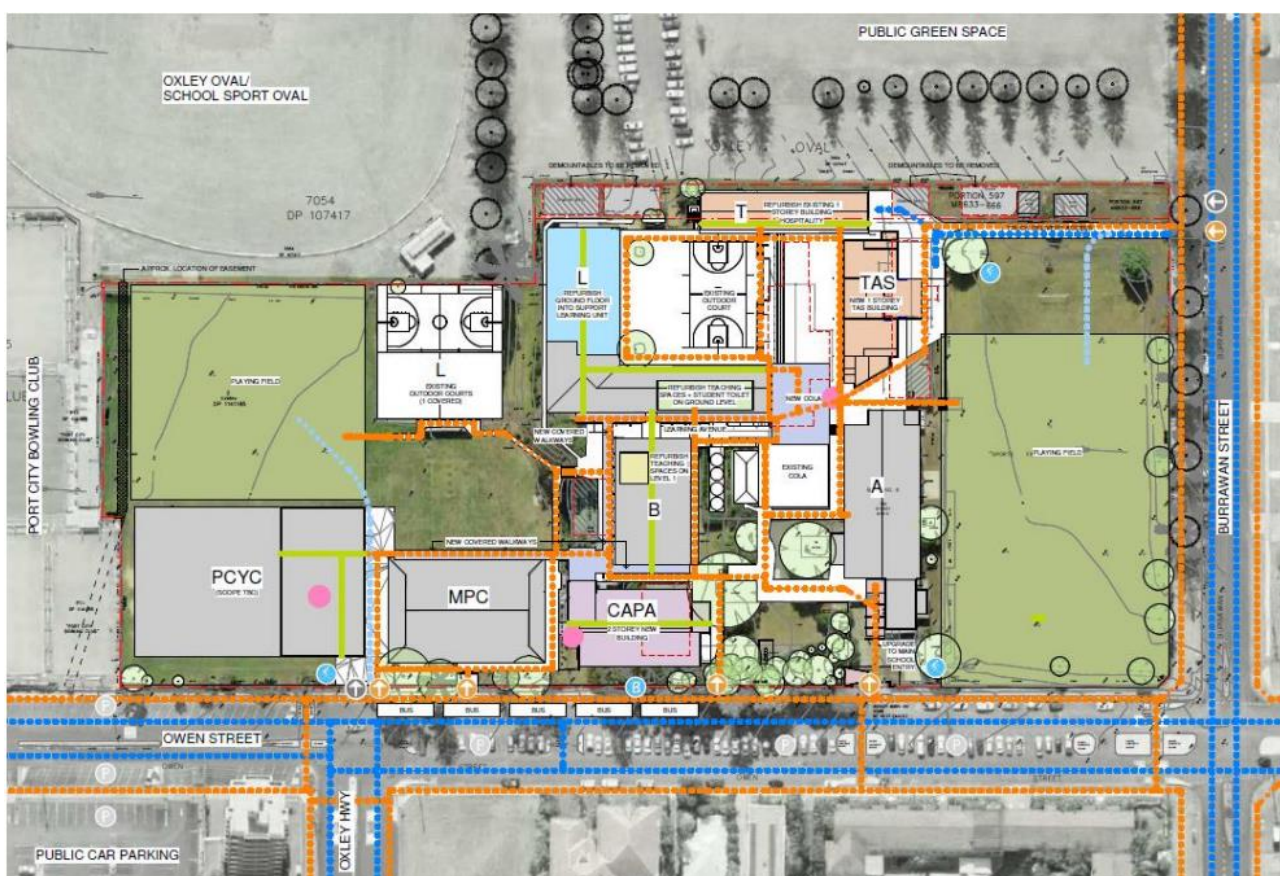


Figure 2: Site Plan (Source: EIS)

The Project was granted consent under Section 4.38 of the Environmental Planning and Assessment Act 1979 on 1 December 2021, State Significant Development (SSD) 11920082, subject to a number of conditions.

The Project has been subject to the following modifications since the granting of consent:

- Modification 1 – Design amendments to the approved architectural and landscape design, including alteration to heritage elements of Buildings A and B, deletion of works to Building L and a new rooftop mechanical plant above the CAPA building and associated works including additional tree planting and changes to entry signage. Approved on 29 November 2022.

- Modification 2 – Design changes to the PCYC Building component of the development, including but not limited to new rear extension, deletion of the basement carpark, new at-grade parking at the rear, roof configuration changes including installation of roof top ventilators, relocation of the pedestrian entry, building façade including materials and treatments and landscape design, including additional tree planting. Approved on 4 April 2023.

RPS Group (RPS) has been appointed as the client representative on behalf of SINSW. FKG Group (FKG) is the principal contractor for Stage 1 (Hastings Secondary College Main Works) and AW Edwards (AWE) is the principal contractor for Stage 2 (PCYC works). The Principal Certifying Authority (PCA or the Certifier) is Metro BC.

Works conducted during the audit period included the completion of Stage 1 and Stage 2. This audit included an assessment of the final construction phase of Stage 2. Stage 1 commenced operation in November 2023, while Stage 2 began on 7 March 2024.

1.2 Approval requirements

Conditions of Consent (CoC) C34 – C39 of Schedule 2 of SSD 11920082 set out the requirements for undertaking Independent Audits. The CoCs give effect to the *Department's Independent Audit Post Approval Requirements (IAPAR)*.

1.3 The audit team

In accordance with Schedule 2, CoC C34 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The auditor who performed the auditing works and was approved by the Department is shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Steve Fermio	WolfPeak	Lead Auditor	Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)

Approval of the Audit Team was provided by the Department on 15 March 2022. The letter of approval is presented in Appendix B and auditor's independence declaration is attached in Appendix F.

1.4 The audit objectives

The objective of this Audit is to satisfy SSD 11920082 Schedule 2 CoC C34. CoC C34 states that:

Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Audit seeks to fulfill the requirements of CoC C34, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.5 Audit scope

This is the fifth audit of the Project covering the period from 27 October 2023 to 7 May 2024. This audit adopts the IAPAR 2020 comprising the following scope:

- an assessment of:
 - all CoCs applicable to the phase of the development that is being audited (i.e. construction and operation)
 - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans
- an assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department, taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. AUDIT METHODOLOGY

2.1 Audit process overview

The Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

2.2.3 Consultation

On 12 April 2024, WolfPeak consulted with the Department, to obtain its input into the scope of the Independent Audit and confirm whether other stakeholders should be consulted in accordance with Section 3.2 of the IAPAR. The consultation records are summarised in Table 2 below and presented in Appendix C.

Table 2: Key issues and areas of focus raised during consultation

Stakeholder	Consultation response summary	How Addressed
The Department of Planning and Environment	To look into the following: That all conditions requiring things to be done or submitted prior to commencement of operations (D conditions) have been satisfied.	Refer to Section 3.5 and Appendix A
	Look into the trees on site in comparison to any Tree Removed Plan.	Refer to Section 3.5 and Appendices A and D
	Any complaints received since operations from surrounding neighbours or members of the community.	Refer to Section 3.5 & 3.6

2.2.4 Meetings

Opening and closing meetings were held on 8 May 2024 with the Auditor and Project personnel from SINSW, RPS, FKG, AWE, HSC College and PCYC representatives.

During the opening meeting, the objectives and scope of the Audit, the resources required, overview of the project and status of the works and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The auditor conducted interviews on 7 and 8 May 2024 with key personnel involved in Project delivery, including representatives from HSC College and PCYC to assist with verifying the compliance status of the operational phase.

All other communication was conducted remotely, which included detailed requests for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 3.

Table 3: Personnel interviewed during the audit

Name	Role	Organization
Hussein Najdi	Project Coordinator	SINSW
Nathan Muggleton	Project Manager	RPS
Alexandra Fearnley	Senior Project Manager	RPS
James Readford	Contract Administrator	FKG
Craig McIlveen	Project Manager	AWE
Geoff Duck	Deputy Principal	HSC
Graham Mclaughlin	Representative from PCYC	PCYC

2.2.6 Site inspection

The site inspection was undertaken on 7 May 2024 covering completed Stage 1 and 2 work areas. For all intents and purposes, the PCYC and HSC projects are now operational with only internal floor covering works taking place in the PCYC building at the time of the site inspection

Detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix D.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records a documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented Appendix A.

2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports.
- interviews with project personnel.
- photographs;
- figures and plans; and
- site inspection of relevant locations, activities and processes

Section 3 and Appendix A present the general audit findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR. These are replicated in Table 4 below.

Table 4: Compliance status descriptor

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 11920082 applicable to the works being undertaken at the time of the audit.

The primary documents reviewed during this audit are as follow:

- Environmental Impact Statement for State Significant Development, Upgrades to Hastings Secondary College – Port Macquarie Campus, DFP Planning Pty Ltd, May 2020 (the EIS).
- Response to Submissions Report, Hastings Secondary College Port Macquarie Campus Upgrade, DFP Planning Pty Ltd, September 2021 (the RtS).
- Development Consent SSD 11920082, 1 December 2021 (the Consent).
- SSD 11920082 Modification 1, approved by the Department on 29 November 2022
- SSD 11920082 Modification 2, approved by the Department on 4 April 2023
- Staging Report Hastings Secondary College V1.9, 20 September 2023
- Community Communication Strategy, Hastings Secondary College Upgrade, Port Macquarie Campus, January 2022, Schools Infrastructure NSW (the CCS) (CCS).
- Construction Environmental Management Plan (CEMP) Rev 4, 06 July 2022, FKG
- Construction Environmental Management Plan (CEMP) Rev F, 13 October 2023, AW Edwards
- School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12 April 2024 by Ason Group
- PCYC Operations Plan Rev 02 06 February 2024 by Ason Group
- Stormwater Maintenance Plan for HSC Rev A, 19 October 2023 by Hogan Group
- Stormwater Operation and Maintenance Plan (SOMP) Rev A, 1 December 2023 by AWE
- Operational Waste Management Plan for HSC Rev E, 21 April 2021 by Elephants Foot
- Operational Waste Management Plan for Hastings PCYC Rev A 21 December 23, by AWE
- Landscape Operation & Maintenance Manual for HSC, undated, Penfold Projects
- Landscape Management Plan for PCYC Rev A, 30 November 2023 by AWE
- Complaints Register current to April 2024

All documents and records sighted or evidenced during the audit are detailed in Appendix A.

3.2 Summary of compliance

This section, including Tables 5 and 6, presents the non-compliances and observations from the Independent Audit, along with the recommended actions in response to each of the findings. The status of open actions from the previous audits are also presented. Detailed findings against each requirement is presented in Appendix A.

The findings are summarised as follows:

- With respect to the status of previously open audit findings (from IA4), all were considered by the Auditor to be closed.
- With respect to findings from this Audit (IA5)
 - There were 160 CoCs assessed
 - Two (2) non-compliances were identified against the Conditions of Consent (CoCs). These relate to the document submission requirement under A27 and the timing of the operational audit under C35;
 - 92 CoCs were considered by the Auditor compliant.
 - 66 CoCs were considered by the Auditor as not triggered.

Table 5: Status of findings open at the time of the fourth Independent Audit

Item	CoC Ref.	Type	Details of item	Finding / Recommendation	Applicant Response / Completed action	Status
IA4.1	A14	Non-compliance	Requirement: <i>Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.</i>	<p>Finding:</p> <p>There was no evidence that the updated CEMP (Revisions E and F) for Stage 2 were submitted to the satisfaction of the Department.</p> <p>Recommendation:</p> <p>Ensure that any revisions and updates made to the CEMP and subplans are submitted to the Department.</p>	Submission of CEMP Rev E & F including track changes copy was submitted to Planning Secretary on 19/12/2023.	CLOSED
IA4.2	A30	Non-compliance	<p>Requirement: <i>Within three months of:</i></p> <ul style="list-style-type: none"> a) <i>the submission of a compliance report under condition A33;</i> b) <i>the submission of an incident report under condition A26;</i> c) <i>the submission of an Independent Audit under condition C35 or C36;</i> d) <i>the approval of any modification of the conditions of this consent; or</i> e) <i>the issue of a direction of the Planning Secretary under condition A3 which requires a review,</i> <p><i>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</i></p>	<p>Finding:</p> <p>For the updated CEMP (Revisions E and F) for Stage 2 there was no evidence of notification of the review to the Certifier or the Department.</p> <p>Recommendation:</p> <p>Ensure that any reviews, revisions and updates made to the CEMP and subplans are notified to both the Department and Certifier in accordance with this condition.</p>	Review of Strategies letter (A30) was submitted to the Department and to Certifier on 7 August 2023 for the CEMP Rev E.	CLOSED
IA4.3	A23	Observation	<p>Requirement: <i>Access to information</i></p> <p><i>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</i></p> <ul style="list-style-type: none"> a) <i>make the following information and documents (as they are obtained or approved) publicly available on its website:</i> <ul style="list-style-type: none"> i. <i>the documents referred to in condition A2 of this consent;</i> ii. <i>all current statutory approvals for the development;</i> iii. <i>all approved strategies, plans and programs required under the conditions of this consent;</i> iv. <i>regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</i> v. <i>a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</i> 	<p>Finding:</p> <p>Updated CEMP Rev E/F for Stage 2 not uploaded to the project website.</p> <p>Recommendation:</p> <p>Ensure that any updates to the documents required under this condition are uploaded to the project website.</p>	<p>Updated CEMP Rev E/F for Stage 2 was uploaded on the Project website.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports</p>	CLOSED

Item	CoC Ref.	Type	Details of item	Finding / Recommendation	Applicant Response / Completed action	Status
			<ul style="list-style-type: none"> vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>			

Table 6: Findings from the fifth Independent Audit

Item	Ref.	Category	SSD Condition Requirement / Audit Finding	Recommended action	Status
IA4-1	A27	Non-Compliance	<p>Requirement:</p> <p><i>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</i></p> <p>Non-compliance (Stage 2): Submission of notification of non-compliances under D1 and C35 was undertaken beyond the timeframe required by this condition.</p>	<p>Recommendation: The auditor is of the view that since the project has been completed, no further action is required. However, the Applicant must ensure that for future projects, submission requirements are performed within the required timeframes set in the conditions.</p>	CLOSED
IA4-2	C35	Non-Compliance	<p>Requirement:</p> <p><i>Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.</i></p> <p>Non-compliance (Stage 2): The first date of operation for Stage 1A was 16/09/23. Consequently, the first operational audit should have been undertaken by 16/03/24. However, it was undertaken on 08/05/24, which is beyond the required timeframe.</p>	<p>Recommendation: Since the first operational audit (this audit) has been performed, no further action is recommended. However, the Applicant must ensure that the next audit (if required) is performed within the required timeframe set in the IAPAR.</p>	CLOSED

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

A review was conducted of the implementation of the CEMP, CNVMSP, CNVMP, CWMP and CSWMP for the final completion of Stage 2 (PCYC). The details are included against the relevant CoC in Appendix A.

The CEMP appears adequate for the works being undertake and our assessment indicates that the plans were generally being effectively implemented on the Project. The absence of any environmental incidents and limited community complaints during the period covered by this audit, indicates that the environmental management plans contributed to achieving an effective level of environmental and community protection.

A review was conducted on the operational plans and strategies to determine their adequacy. These include:

- School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12 April 2024 by Ason Group
- PCYC Operations Plan Rev 02 06 February 2024 by Ason Group
- Stormwater Maintenance Plan for HSC Rev A, 19 October 2023 by Hogan Group
- Stormwater Operation and Maintenance Plan (SOMP) Rev A, 1 December 2023 by AWE
- Operational Waste Management Plan for HSC Rev E, 21 April 2021 by Elephants Foot
- Operational Waste Management Plan for Hastings PCYC Rev A 21 December 23, by AWE
- Landscape Operation & Maintenance Manual for HSC, undated, Penfold Projects
- Landscape Management Plan for PCYC Rev A, 30 November 2023 by AWE

The operational phase documents required under the Consent appear to be fit for purpose and implemented for the activities undertaken in the audit.

3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPE

Other than the matters identified in Sections 3.2 and 3.3, there were no other matters considered relevant by the Auditor.

Matters considered by the Department

During consultation, the Department requested the Audit consider the following issues within the scope of the audit:

- That all conditions requiring things to be done or submitted prior to commencement of operations (D conditions) have been satisfied.

Audit Response: *Based on the document review and interviews with the auditees during the audit period, Part D conditions were assessed. Out of a total of 32 conditions, twenty-six (26) were compliant, five (5) were not triggered, and one (1) non-compliance under D22 that relates to the submission of the PCYC Operation Plan to the Certifier. A detailed assessment is included in the checklist under Appendix A.*

- Look into the trees on site in comparison to any Tree Removed Plan.

Audit Response: *During the site inspection conducted on 7 May 2024, it appeared that the removed / retained trees were in accordance with the Tree Protection Plan Site Diagram dated 16 April 2021, prepared by Tree MD P/L (see Appendix D).*

- Any complaints received since operations from surrounding neighbours or members of the community.

Audit Response: *The Project maintains a Complaints Register on the SINSW website, current as of April 2024. No complaints have been received since July 2023.*

3.6 Complaints

The Project maintains complaint registers available on the Project website, which is current up to April 2024. During the audit period, no new complaints were received.

Complaint register is available on the Project website:

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2024/may/Complaints_Register_Hastings_SC_April_2024.pdf

3.7 Incidents

No incidents as defined under the Approval are known to have occurred during the audit period.

3.8 Environmental performance and actual versus predicted impacts

Predicted impacts associated with the Project are described in:

- Section 6 of the Environmental Impact Statement, Upgrades to Hastings Secondary College - Port Macquarie Campus (SSD-11920082), DFP Planning P/L, 25 May 2021 (the EIS)
- Response to Submissions, Hastings Secondary College Port Macquarie Campus Upgrade (SSD-11920082), DFP Planning P/L, 10 September 2021, (the RtS).

Together, and for the purposes of this section, the aforementioned documents are referred to here as the EIS.

The audit considered the actual impacts arising from the carrying out of the Project during the audit period (i.e.: operations) and whether they are consistent with the relevant impacts predicted in the EIS.

The Certifier has verified that the development was constructed as per the approved design, via issue of Crown Completion Certificates. There have been no incidents recorded by the auditees during the audit period. No complaints have been received during the audit period. The non-compliances identified were administrative in nature.

Given the above the Auditor is of the view that the actual impacts from the Project's operations are consistent with those stated in the EIS.

4. CONCLUSIONS

This Audit Report presents the findings from the fifth Audit for the construction period, covering the period of 27 October 2023 to 7 May 2024 inclusive.

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from FKG and AWE. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

With respect to findings from this Audit:

- With respect to the status of previously open audit findings (IA4), all were considered by the Auditor to be closed.
- With respect to findings from this IA5
 - There were 160 CoCs assessed
 - Two non-compliances were identified against the Conditions of Consent (CoCs). These relate to the document submission requirement under A27 and the timing of the operational audit under C35;
 - 92 CoCs were considered by the Auditor compliant.
 - 66 CoCs were considered by the Auditor as not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

We would like to thank the auditees from SINSW, RPS, FKG and AWE for their high level of organisation, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

APPENDIX A – SSD 11920082

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
SCHEDULE 2					
PART A: ADMINISTRATIVE CONDITIONS					
Obligation to Minimise Harm to the Environment					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table Site inspection 07/05/24 Interview with auditees 08/05/24	Evidence referred to elsewhere in this table Site inspection 07/05/24 Interview with auditees 08/05/24	During the site inspection on 07/05/24, interviews with the project personnel (8/05/24) and review of project records undertaken as part of IA5, reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period. Now that the Project is in operations, environmental impact is negligible..	C
Terms of Consent					
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below:	Site inspection 07/05/24 Interview with auditees 08/05/24 Development Consent SSD 11920082 signed by Erica Van Den Honert, Executive Director-Infrastructure Assessment 1/12/21 Mod 1- Design amendments to the approved architectural and landscape design, including alteration to heritage elements of Buildings A and B, deletion of works to Building L and a new rooftop mechanical plant above the CAPA building and associated works including additional tree planting and changes to entry signage. – approved on 29/11/22 Mod 2 - The modification application seeks approval for design changes to the PCYC Building component of the development, including but not limited to new rear extension, deletion of the basement carpark, new at-grade parking at the rear, roof configuration changes including installation of roof top ventilators, relocation of the pedestrian entry, building facade including materials and treatments and landscape design, including additional tree planting – approved on 04/04/23 Environmental Impact Statement (EIS) Upgrade to Hastings Secondary College 25/05/21 DFP Planning P/L	Site inspection 07/05/24 Interview with auditees 08/05/24 Development Consent SSD 11920082 signed by Erica Van Den Honert, Executive Director-Infrastructure Assessment 1/12/21. Mod 1- Design amendments to the approved architectural and landscape design, including alteration to heritage elements of Buildings A and B, deletion of works to Building L and a new rooftop mechanical plant above the CAPA building and associated works including additional tree planting and changes to entry signage. – approved on 29/11/22 Mod 2 - The modification application seeks approval for design changes to the PCYC Building component of the development, including but not limited to new rear extension, deletion of the basement carpark, new at-grade parking at the rear, roof configuration changes including installation of roof top ventilators, relocation of the pedestrian entry, building facade including materials	Two (2) non-compliances were identified, indicating overall compliance with the bulk of the approval conditions.	C

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>Interview with auditees 8/05/24</p> <p>No written directions received during audit period</p>	<p>Interview with auditees 08/05/24</p> <p>No written directions received during audit period</p>	<p>The auditees advised that they have not received any directions from the Planning Secretary</p>	NT																																																																																																				
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	For noting	For noting	<p>Note: No inconsistencies between the documentation referred to in Condition A4 have been identified during the audit.</p>	C																																																																																																				
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A5	<p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	<p>Stage 1: Covered Walk between Buildings A and L, CAPA and Lift, New School, Entry and removal of</p>	<p>Letter 14/12/22 DOC22/1372583 SINSW-DPE re: Notification of Commencement of Stage 2</p>	<p>Work commenced within 5 years of consent issued (December 2021).</p>	C																																																																																																				

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		Building S, Building L and B – work commenced 24/1/22	Construction for Joint Use PCYC Facility – Date of Commencement 9/01/23		
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>For noting.</p> <p>4 Crown Works Certificates issued by MetroBC including:</p> <p>CWC 20246-S6.28-01 21/1/22</p> <p>CWC 20246-S6.28-03 7/4/22</p> <p>CWC 20246S6.28-04 5/9/22</p> <p>CWC 20246S6.28-03 19/9/22</p> <p>BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works</p>	<p>For noting.</p> <p>Crown Certificate issued by Metro BC to PCYC:</p> <p>Crown Building Works Certificate 12/04/2023 for PCYC Recreational Facility issued by Metro Building Consultancy relating to Construction of 2 story recreational sports facility including on grade carpark and landscaping.</p> <p>BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project). <p>For this project, Metro BC has been appointed as certifier, and is responsible for issuing Construction Certificates (CC) and Occupation Certificates (OC) which address the BCA.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 8/05/24	Interview with auditees 08/05/24	The auditees did not report any disputes with a public authority in relation to this consent or relevant matter with the Department.	NT
Evidence of Consultation					
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: 	<p>Interview with auditees 8/05/24</p> <p>School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12/04/204 by Ason Group</p>	<p>Interview with auditees 08/05/24</p> <p>8/05/24PCYC Operations Plan Rev 02 06/02/24 by Ason Group</p>	<p>Consultation requirements for the School Transport Plan for Hastings Secondary College and the PCYC Operations Plan, and Out of Hours Event Management were sighted,</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Teams meeting SINSW with Port Macquarie Hastings Council held on 25/10/23</p> <p>Hastings Secondary College – Out of Hours Event Management Plan (Community Use) Version 1.0, 18/03/2024 by RPS Australia Asia Pacific</p> <p>Email 28/02/24 RPS-Council re: consultation of Out of Hours Event Management Plan</p> <p>Email 8/03/24 Council-RPS re: Council satisfaction with the submitted Out of Hours Event Management Plan</p> <p>Letter 6/03/24 SINSW-DPHI re: submission of Out of Hours Event Management Plan (Community Use) to DPHI</p>	<p>Email 6/02/24 AWE-TfNSW re: PCYC Operations Plan consultation with TfNSW</p> <p>Email 19/12/23 AEW-Council re: PCYC Operations Plan consultation with Council</p> <p>Email 11/01/24 Council-AWE re: Council response to PCYC Operations Plan consultation</p> <p>HSC PCYC Multi Sports Centre– Out of Hours Event Management Plan (Community Use) Version 0.0, 19/02/240 by RPS Australia Asia Pacific</p> <p>Email 28/02/24 RPS-Council re: consultation of Out of Hours Event Management Plan</p> <p>Email 8/03/24 Council-RPS re: Council satisfaction with the submitted Out of Hours Event Management Plan</p> <p>Letter 6/03/24 SINSW-DPHI re: submission of Out of Hours Event Management Plan (Community Use) to DPHI</p>	<p>relating to the Project's operation phase</p>	
Staging					
A9	<p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation)</p>	<p>Interview with auditees 8/05/24</p> <p>Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p> <p>Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department</p> <p>The Department noted on the approval that the Staging Report was submitted prior to the commencement of Stage 1C operation.</p> <p>Updated Staging Report Rev 1.9 uploaded on Project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2023/october/A10_-_Staging_Report.pdf</p> <p>Stage 1, which covers the main works, is under FKG.</p>	<p>Interview with auditees 08/05/24 8/05/24</p> <p>Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p> <p>Letter 29/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department</p> <p>The Department noted on the approval that the Staging Report was submitted prior to the commencement of Stage 1C operation.</p> <p>Updated Staging Report Rev 1.9 uploaded on Project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2023/october/A10_-_Staging_Report.pdf</p>	<p>The Staging Report has been updated to version 1.9 dated 20/09/23 and approved by the Department on 29/09/23.</p> <p>The revision provided a more detailed breakdown of Stage 1 works to allow for staged operation and accessibility into the main administration building (Section 2.2.1). Also, the updated Staging Report has considered the approved modifications and the impacts of the delivery of revised works. their effects on the execution of these tasks.</p> <p>Updated Staging Report Rev 1.9 was uploaded to Project website.</p> <p>The initial Staging Report was submitted on 3/12/21, one month before the construction</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
			Stage 2, which covers the PCYC works, is under AWE.	<p>commencement date of 4/01/22 and approved by DPE on 23/12/21.</p> <p>The Department noted on the approval that the Staging Report was submitted prior to the commencement of Stage 1C operation.</p> <p>Staging Report mainly consists of:</p> <p>Stage 1: Covered Walk between Buildings A and L, CAPA and Lift, New School Entry and removal of Building S, Building L and B</p> <p>Stage 2: Multipurpose Sports / PCYC Facility</p>	
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each Stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>Interview with auditees 8/05/24</p> <p>Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p> <p>Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department</p> <p>Stage 1 which covers the main works, is under FKG.</p>	<p>Interview with auditees 08/05/24</p> <p>8/05/24 Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p> <p>Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department</p> <p>Stage 2 which covers the PCYC works, is under AWE.</p>	<p>The staging Report has been updated to version 1.9 dated 20/09/23 and approved by the Department on 09/09/23.</p> <p>The revision provided a more detailed breakdown of Stage 1 work to facilitate a phased operation and improve accessibility to the main administration building (Section 2.2.1). Additionally, the updated Staging Report has taken into account the approved modifications and their effects on the execution of these tasks.</p> <p>The Staging Report includes:</p> <ul style="list-style-type: none"> a,b) Details and timings of each stage of construction work are provided. c) How conditions will be complied with is provided in Appendix 1. d) No cumulative impacts arising from proposed staging have been identified. <p>Staging Report Revision 1.9 is current approved version.</p>	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditees 8/05/24</p> <p>Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p> <p>Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department</p>	<p>Interview with auditees 08/05/24</p> <p>8/05/24 Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW</p>	The Staging Report has been updated to version 1.9 dated 20/09/23 and approved by the Department on 09/09/23.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		Stage 1 which covers the main works, is under FKG.	Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department Stage 2 which covers the PCYC works, is under AWE.	Two stages of construction are proposed. Stage 1 (Main Works): Covered Walk between Buildings A and L, CAPA and Lift, New School Entry and removal of Building S, Building L and B Stage 2 (PCYC Works): Multipurpose Sports / PCYC Facility	
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Interview with auditees 8/05/24 Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW Letter 09/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department Stage 1 which covers the main works, is under FKG.	Interview with auditees 08/05/24 8/05/24 Staging Report HSC SSD 11920082 Rev 1.9, 20/09/23 by SINSW Letter 29/09/23 DPE-SINSW re: Approval of the Staging Report Rev 1.9 by the Department Stage 2 which covers the PCYC works, is under AWE.	The staging Report has been updated to version 1.9 dated 20/09/23 and approved by the Department on 29/09/23. Indicative timeframes provided in Table 2 (Staging Schedule) of updated Staging Report Rev 1.9. <i>Note: Timeframes changed, but not stages. All relevant conditions being applied to each stage regardless of staging.</i>	C
Staging, Combining and Updating Strategies, Plans or Programs					
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview with auditees 8/05/24 Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023	Interview with auditees 8/05/24 8/05/24 Construction Environmental Management Plan (CEMP) Rev E 7/08/23, AW Edwards Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier	For Stage 1 works under FKG, the Construction Environmental Management Plan (CEMP) and subplans were reviewed, and no updates were required. For Stage 2 under AWE, CEMP was updated twice within the audit period (Rev E and Rev F) that included Change of AWE Sydney office address and review against consolidated SSD consent conditions and addition of 'Matt Walker' into the management plans & general review.	C
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 8/05/24 Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required	Interview with auditees 8/05/24 8/05/24 Construction Environmental Management Plan (CEMP) Rev E 7/08/23, AW Edwards	For Stage 1 works under FKG, the Construction Environmental Management Plan (CEMP) and subplans were reviewed, and no updates were required. The review of CEMP and subplans were	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023	Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier Letter 19/12/23 SINSW-DPHI re: Submission of revised CEMP in accordance with Condition A14	submitted to the Department on 03/07/23 and to the Certifier on 27/06/23. For Stage 2 under AWE, CEMP was updated twice within the audit period (Rev E and Rev F). CEMP Rev E and Rev F were submitted to the Department on 19/12/23.	
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 8/05/24 Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023	Interview with auditees 8/05/24 8/05/24 Construction Environmental Management Plan (CEMP) Rev E 7/08/23, AW Edwards Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier	For Stage 1 works under FKG, the Construction Environmental Management Plan (CEMP) and subplans were reviewed, and no updates were required. Hence no consultation required. For Stage 2 under AWE, CEMP was updated twice within the audit period (Rev E and Rev F), that include Change of AWE Sydney office address and review against consolidated SSD consent conditions and addition of 'Matt Walker' into the management plans & general review. The updates to the CEMP mainly consist of administrative changes, so consultation is not required.	C
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 8/05/24 Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023	Interview with auditees 8/05/24 8/05/24 Construction Environmental Management Plan (CEMP) Rev E 7/08/23, AW Edwards Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier	The auditor noted that the updated CEMP is being used and implemented on the Stage 2 site.	C
Structural Adequacy					
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i>	Northrop Design Certificate Structural Design Certificate for Below Ground Structure dated 6/4/22 sighted	Structural & Civil Statement of Design Requirements Ref No. 220391, 09/03/23 issued by MPC Consulting Engineers	The issue of BCA Crown Construction Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District 	4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22 BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works Structural Engineer sign off 25/08/23 issued by Northrop Consulting Engineers Pty Ltd Structural Engineer sign off for balustrading 06/09/23 issued by SMT Engineering Pty Ltd Structural Steel Installation Certificate 09/08/23 issued by Motion Group Pty Ltd	CWC2 20246-PCYC-S6.28-02 dated 12/04/2023 issued by Metro BC relating to Construction of 2 story recreational sports facility including on grade carpark and landscaping. Structural statement of design and inspections, 01/03/24 issued by MPC Engineering Consultants Pty Ltd Structural roof installation certificate 24/09/23 by BJ Crowley Structural Steel installation certificate 17/10/23 issued by IMF P/L BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.	
External Walls and Cladding					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Design certificate provided from fjmtstudio dated 10/12/21 certifies that the design intent documentation complies with the relevant BCA requirements. 4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22 BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works Compliance Statement undated issued by Genesis for CFC Cladding Boards	Email 10/01/23 Certifier-Metro Building Consultancy re: Condition B4 Letter 10/01/23 SINSW-DPE re: Submission of B4 External walls and cladding – AW Edwards CWC2 20246-PCYC-S6.28-02 dated 12/04/2023 issued by MetroBC relating to Construction of 2 story recreational sports facility including on grade carpark and landscaping. BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	External wall specifications stated as being compliant by Metro BC and approved by the Certifier for the construction of Stage 1 works. No works commenced relating to this requirement under Stage 2. The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.	C
External Materials					
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; the quality and durability of any alternative material is the same standard as the approved external building materials; and a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 	External finishes schedule by fjmtstudio dated 23/3/22 4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22	External finishes schedule by fjmtstudio dated 23/3/22 Crown Works Certificates issued by MetroBC including: CWC Stage 2 20246-PCYC-S6.28-02 dated 12/04/23 BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	External finishes schedule dated 23/3/22 provided by fjmtstudio consistent with EIS finishes schedule. Certifier has issued CWC indicating compliance under Stage 1. No works commenced relating to this requirement under Stage 2. The auditor considers that it is the role of the Certifier or other	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works		authority/expert to ensure compliance with this condition.	
Applicability of Guidelines					
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Most current version of Construction Environmental Management Plan Hastings Secondary College – 21026 (FKG) dated 6/7/22 (and sub-plans)	Construction Environmental Management Plan (CEMP) and Subplans Rev F 13/10/23, AW Edwards	Noted. The CEMP and sub-plans appear to reference the relevant guidelines.	C
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	The auditees are not aware of any directions.	NT
Monitoring and Environmental Audits					
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Independent Audit No. 1, Audit Report, WolfPeak, 08/06/22 Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22 Independent Audit No. 3, Audit Report, WolfPeak, 13/6/22 Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23 This audit	Independent Audit No. 1, Audit Report, WolfPeak, 08/06/22 Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22 Independent Audit No. 3, Audit Report, WolfPeak, 13/6/22 Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23 This audit	The audits have been conducted in accordance with ISO 19011 and the IAPAR. The dust, noise and vibration monitoring reports indicate that relevant standards have been applied.	C
Access to Information					
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: b) make the following information and documents (as they are obtained or approved) publicly available on its website: xi. the documents referred to in condition A2 of this consent; xii. all current statutory approvals for the development; xiii. all approved strategies, plans and programs required under the conditions of this consent; xiv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; xv. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; xvi. a summary of the current stage and progress of the development;	School Infrastructure Hastings Secondary College upgrade Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html FKG CEMP and sub plans available on project website for Main Works	School Infrastructure Hastings Secondary College upgrade Project website : https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports CEMP and sub plans for AW Edwards covering PCYC Works available on project website	The project website is active and contains the following: i) SSD conditions, EIS and stamped plans were posted on the website ii) as above iii) Stamped plans, CEMP and sub-plans published on the website iv) IA1, IA2 and IA3 uploaded. Project updates sighted. v) Short and long-term noise monitoring was performed and included in the CNVMSP which is available on the website – Rev D for PCYC dated 10/03/23 is	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> xvii. contact details to enquire about the development or to make a complaint; xviii. a complaints register, updated monthly; xix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; xx. any other matter required by the Planning Secretary; and c) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. 			<ul style="list-style-type: none"> available on website and includes noise monitoring vi) Regular project updates are available on the website. vii) Contact details can be found in the "Get involved tab" viii) Complaints register updated to September 2023 ix) IA1, IA2, IA3 and responses were posted x) Website includes: works notifications and information packs sighted <p>Observation (Stage 2): Updated CEMP Rev E/F for Stage 2 under AWE not uploaded to the project website</p>	
Compliance					
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Stormwater Maintenance Plan for HSC Rev A, 19/10/23 by Hogan Group</p> <p>Operational Waste Management Plan for HSC Rev E, 21/04/21 by Elephants Foot</p> <p>Several Landscape and Tree Management Plan CAD drawings for Stage 1</p>	<p>PCYC Operations Plan Rev 02 06/02/24 by Ason Group</p> <p>Email 6/02/24 AWE-TfNSW re: PCYC Operations Plan consultation with TfNSW</p> <p>Email 19/12/23 AWE-Council re: PCYC Operations Plan consultation with Council</p> <p>Email 11/01/24 Council-AWE re: Council response to PCYC Operations Plan consultation</p>	<p>Operational management plans for HSC (stormwater, waste and landscape) were prepared that sets out the operating parameters of the school.</p> <p>PCYC Operations Plans sets out the operating parameters of the facility.</p> <p>This has been communicated to the school staff.</p>	C
Incident Notification, Reporting and Response					
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<p>Interview with auditees on 8/05/24</p> <p>No reportable incidents since last audit site inspection</p>	<p>Interview with auditees on 8/05/24</p> <p>No reportable incidents since commencement of construction</p>	No reportable incidents were noted during the audit period.	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	<p>Interview with auditees on 8/05/24</p>	<p>Interview with auditees on 8/05/24</p>	No reportable incidents were noted during the audit period.	NT
Non-Compliance Notification					
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The	<p>Interview with auditees 8/05/24</p>	<p>Interview with auditees 8/05/24</p>	Non-compliance notification from the third independent audit (IA3) prepared by WolfPeak was	NC

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<p>Letter 4/05/23 SINSW-DPE re: Notification of Non-Compliances in accordance with Conditions A27 & A28</p> <p>Non-compliance notification was sighted in the project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2023/june/ssd/C37c_-_Independent_Audit_3.pdf</p> <p>Letter 1/05/24 SINSW-DPHI re: Notification of Non-Compliances for D1 and C35</p> <p>Post Approval Submission (DPHI portal) re: Submission of Notification of Non-Compliances for D1 and C35</p>	<p>Letter 1/05/24 SINSW-DPHI re: Notification of Non-Compliances for D1 and C35</p> <p>Post Approval Submission (DPHI portal) re: Submission of Notification of Non-Compliances for D1 and C35</p>	<p>submitted to the Department within the required timeframe set in this condition and sighted on the project website.</p> <p>Notification of non-compliance under D1, which relates to the notice of Stage 1B operation, and C35, regarding the late conduct of the first operational audit, were submitted to the Department on 01/05/24.</p> <p>Non-compliance: Submission of notification of non-compliances under D1 and C35 was undertaken beyond the timeframe required by this condition.</p>	
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Interview with auditees 8/05/24</p> <p>Letter 1/05/24 SINSW-DPHI re: Notification of Non-Compliances for D1 and C35</p> <p>Post Approval Submission (DPHI portal) re: Submission of Notification of Non-Compliances for D1 and C35</p>	<p>Interview with auditees 8/05/24</p> <p>Letter 1/05/24 SINSW-DPHI re: Notification of Non-Compliances for D1 and C35</p> <p>Post Approval Submission (DPHI portal) re: Submission of Notification of Non-Compliances for D1 and C35</p>	The non-compliance notification was prepared and submitted in accordance with the requirements specified in this condition.	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	There have been no notifiable incidents during the audit period.	NT
Revision of Strategies, Plans and Programs					
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A33; b) the submission of an incident report under condition A26; c) the submission of an Independent Audit under condition C35 or C36; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Compliance Reporting Post Approval Requirements.</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website CEMP updated to Rev 4 06/07/22 by FKG</p> <p>Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required</p> <p>Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs</p> <p>Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023</p> <p>Letter 14/02/24 SINSW-DPHI re: Review of Strategies, Plans and Programs</p>	<p>Compliance Reporting Post Approval Requirements.</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38</p> <p>Sighted on the project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2023/december/B14_-_Construction_Environment_Management_Plan_PCYC.pdf</p>	<ul style="list-style-type: none"> a) The Project is conducted under IAPAR 2020; hence, compliance reporting is not required. b) No reportable incident was noted during the audit period. c) Independent Audit No. 4 completed on 4/12/23 and submitted to the Department on 19/12/23.d) No modification during this audit period. e) No direction from the Department was received within the audit period. <p>For Stage 1 - FKG conducted a review of their CEMP and subplans, which was discussed during their Safety and Environment meeting on 16/05/2023. The outcome of the</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		<p>Post Approval (DPHI portal) re: Submission of Review Strategies, Plans and Programs under A30</p>	<p>Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards</p> <p>Letter 19/12/23 SINSW-DPHI re: Submission of revised CEMP in accordance with Condition A14</p> <p>Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier</p>	<p>review indicated that no amendments were necessary. Notifications regarding the review of strategies, plans, and programs were submitted to the Department on 03/07/2023 and to the Certifier on 27/06/2023.</p> <p>Notification submitted to the Department and the Certifier on 14/02/24, which relates to the review of strategies and plans, is being carried out for HSC.</p> <p>For Stage 2 – AWE updated their CEMP twice to Rev E and Rev F, dated 7/08/23 and 13/10/23, respectively, following the conduct of IA3 on 26/04/2023.</p> <p>CEMP Rev e and Rev F were submitted to the Department on 19/12/23.</p>	
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>CEMP updated to Rev 6 in response to IA2. Rev 5 dated 11/3/23 and Rev 6 dated 3/4/23</p> <p>Minutes of Meeting Safety & Environmental 16/05/23 including discussion on the CEMP was reviewed and no amendments required</p> <p>Letter 03/07/23 SINSW-DPE re: Review of Strategies, Plans and Programs</p> <p>Certifier notification for the review of strategies, plans and programs submitted on 27/06/2023</p> <p>Letter 14/02/24 SINSW-DPHI re: Review of Strategies, Plans and Programs</p> <p>Post Approval (DPHI portal) re: Submission of Review Strategies, Plans and Programs under A30</p>	<p>Construction Environmental Management Plan (CEMP) Rev E 7/08/23, AW Edwards</p> <p>Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards</p> <p>Aconex 7/08/23 AWE-Certifier re: Submission of updated CEMP Rev E to the Certifier</p> <p>Letter 19/12/23 SINSW-DPHI re: Submission of revised CEMP Rev F to the DPHI</p>	<p>For Stage 1 - FKG conducted a review of their CEMP and subplans, which was discussed during their Safety and Environment meeting on 16/05/2023. The outcome of the review indicated that no amendments were necessary. Notifications regarding the review of strategies, plans, and programs were submitted to the Department on 03/07/2023 and to the Certifier on 27/06/2023.</p> <p>Notification submitted to the Department and the Certifier on 14/02/24, which relates to the review of strategies and plans, is being carried out for HSC.</p> <p>For Stage 2 – AWE updated their CEMP to Rev E on 7/08/23 and Rev F on 13/10/23, and were submitted to the Department on 19/12/23 .</p>	C

Compliance Reporting

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	NT
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	<i>This audit assess compliance under IAPAR 2020 hence compliance reporting is no longer required.</i>	NT
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates	Planning Secretary notified of construction commencement on 21/01/22. Construction commenced at least 48 hours later, on 24/01/22	Letter 14/12/22 DOC22/1372583 SINSW-DPE re: Notification of Commencement of Stage 2 Construction for Joint Use PCYC Facility – Date of Commencement 9/01/23 Post Approval (DPE Portal) 20/12/22 Submission of Notification of Commencement of Construction for Stage 2	Notification was provided more than 48 hours from commencement. Notification of commencement of construction for Stage 2 was submitted on 20/12/22. No change since last audit	NT
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Planning Secretary notified of construction commencement on 21/01/22. Construction commenced at least 48 hours later, on 24/01/22 This is Stage 1 and status has not changed during audit period	Letter 14/12/22 DOC22/1372583 SINSW-DPE re: Notification of Commencement of Stage 2 Construction for Joint Use PCYC Facility – Date of Commencement 9/01/23 Post Approval (DPE Portal) 20/12/22 Submission of Notification of Commencement of Construction for Stage 2	Construction still underway at time of audit. No change since last audit	NT
Certified Drawings					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for</i>	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	qualified practising Structural Engineer that demonstrates compliance with this development consent.		assessment of pre-construction and construction.	assessment of pre-construction and construction.	
External Walls and Cladding					
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
Pre-Construction Dilapidation Report – Protection of Public Infrastructure					
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. 	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: <ul style="list-style-type: none"> a) provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
Community Communication Strategy					

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
B9	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Ecologically Sustainable Development					
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ol style="list-style-type: none"> registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or seeking approval from the Planning Secretary for an alternative certification process. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Outdoor Lighting					
B11	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all new outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Demolition					
B12	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
Environmental Management Plan Requirements					
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
Construction Environmental Management Plan					
B14	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <ol style="list-style-type: none"> Details of: <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager management of dust and odour to protect the amenity of the neighbourhood; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); Construction Noise and Vibration Management Sub-Plan (see condition B16); Construction Waste Management Sub-Plan (see condition B17); Construction Soil and Water Management Sub-Plan (see condition B18); 	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced person(s); be prepared in consultation with Council; detail: 	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> i. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; iii. detail heavy vehicle routes, access and parking arrangements; iv. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and v. arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s) 				
B16	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B15(c)(d); f) include a complaint g) s management system that would be implemented for the duration of the construction; and h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with Council; b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; d) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site); e) detail all off-site flows from the site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI. 				
B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Construction Parking					
B20	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.</p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Operational Noise – Design of Mechanical Plant and Equipment					
B21	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise level criteria as recommended in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022 must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise level criteria identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Operational Waste Storage and Processing					

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
B22	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Operational Access, Car Parking and Service Vehicle Arrangements					
B23	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) a minimum of 17 car parking spaces, two disabled spaces and two mini-bus spaces to be provided at the rear of the PCYC building for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and c) bicycle parking for 155 spaces, comprising 152 adjacent to Building A and three in the vicinity of the PCYC building, and are located in easy to access, well-lit areas that incorporate passive surveillance. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Road / Public Domain Works					
B24	<p>Prior to the commencement of any road, footpath or other public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p> <p>Note:</p> <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
Hazardous Materials Management Plan					
B25	<p>Prior to the commencement of construction the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <ul style="list-style-type: none"> a) address the recommendations in the Hastings Secondary College - Port Macquarie Campus 16 Owen Street, Port Macquarie prepared by Douglas Partners, dated April 2021; b) provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and c) comply with the relevant NSW Legislation, Codes and Practice and Australian Standards. 	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Landscaping					
B26	<p>Prior to the commencement of landscaping works, the Applicant must submit a revised Landscape Plan to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions and Appendix 7 Landscape Plans prepared by Terras Landscape Architects dated 21 October 2022. Where there is an inconsistency between the original documents, the latest plan would prevail.</p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Conservation Management Plan					
B27	<p>Prior to the commencement of works to Building A and Building B, whichever precedes the other (as approved in SSD-11920082-MOD-1), the Applicant must prepare a Conservation Management Plan. The Plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitability quality and experienced heritage consultant; (b) include the recommendations made in the Statement of Heritage Impact, dated 21 April 2022 prepared by Purcell; (c) include methodology to carefully remove the Building A entrance porch glazed wall and store the wall to allow for its reinstatement (if required in the future); and (d) be submitted to the satisfaction of the Certifier. <p>A copy of the Conservation Management Plan must be made available to the Department by the Applicant within 48 hours of request.</p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	<p><i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i></p>	NT
Nominated Heritage Consultant					
B28	<p>Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), a suitably qualified and experienced heritage consultant must be nominated to be engaged throughout the construction (including demolition) of the works to Building A and Building B. The heritage consultant should provide input into the detailed design, provide heritage information to the site manager to inform construction workers and oversee the construction works (including demolition) to minimise impact on Building A and Building B.</p>	<p>Aconex Correspondence 13/05/24 FKG-Purcell (Tracey Skovronek) re: Nominated heritage consultant (B28 & C43)</p> <p>Aconex Correspondence 14/05/24 Purcell-FKG re: Confirmation of engagement of Purcell and services provided under B28 and C43</p> <p>CV Tracey Skovronek - Purcell</p>	<p>Interview with auditees 8/05/24</p> <p>Not applicable to Stage 2 works.</p>	<p>Sighted correspondence from Purcell, a qualified and experienced heritage consultant, confirming engagement during the construction (including demolition) of HSC, particularly Buildings A and B.</p> <p>Purcell provided a heritage-focused pre-construction works induction to the main contractor involved in the works on the elements of Buildings A and B only. Additionally, during and after photos of the dismantling</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
				works to Building A, including the removal and storage of the entrance porch glazed wall, were issued from the site in accordance with the approved methodology.	
Archival Photographic Documentation					
B29	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), a photographic archival record of the external and internal areas of Building A and Building B and all other items of heritage significance on the site identified in the Statement of Heritage Impact, dated 21 April 2022 and prepared by Purcell must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
B30	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), the archival recording prepared under condition B29, a digital copy must be provided to the Certifier.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
Heritage – Building A and Building B					
B31	Prior to the commencement of works to Building A and Building B (as approved in SSD-11920082-MOD-1), the Applicant must submit evidence to the Certifier demonstrating that: (a) a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and (b) a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to the Department for information if requested.	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	<i>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.</i>	NT
PART C: DURING CONSTRUCTION					
Site Notice					
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaints, must be displayed on the site notice(s); and	Site inspection 07/05/24 Interview with auditees 08/05/24 HSC works including Stage 1A and Stage 1B were completed and in operation in November 2023.	Site inspection 07/05/24 Interview with auditees 08/05/24 PCYC work under Stage 2 was completed 7 April 2024.	Site notice during construction phase was observed to be compliant with the requirements.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted				
Operation of Plant and Equipment					
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Pre plant delivery checklists (sighted) ensure that all plant turns up serviced & maintained before use. Operation of the machine is managed through competent users with appropriate certifications. FKG ensure all plant operators are licence and with a Verification of Competency (VOC).</p> <p>Example operation licenses were provided, including VOC's.</p> <p>Plat Pre-Delivery Checklist for Telehandler 23/05/23 by FKG</p> <p>Plat Pre-Delivery Checklist for 60-ton slew crane 3/07/23 by FKG</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Equipment Induction for telehandler/manitou/telescopic handler (last service 21/04/23) 18/01/23 by AW Edwards Equipment Induction for telehandler/manitou/telescopic handler (last service 22/05/23) 13/10/23 by AW Edwards Inspection Details – Plant Prestart Checklist for Telehandler / Manitou / Telescopic handler 20/10/23 by AWE</p>	<p>Plant Pre-Delivery Checklists provided listing all equipment details and plant requirements.</p> <p>These checklists ensure all plant is maintained before use.</p> <p>During the site inspection, no construction activities were observed.</p>	C
Demolition					
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>No demolition work undertaken during this audit period.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>No demolition of structures related to Stage 2</p>	No demolition works during this audit period.	NT
Construction Hours					
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Construction Environmental Management Plan (CEMP) Rev 4, 06/07/22, FKG</p> <p>Daily prestart includes the relevant delivery hours. All deliveries are booked through the site manager to ensure compliance. Site delivery hours are also posted on signage at entry gates to site (Appendix D)</p> <p>Site hours also included on daily sign in sheet</p> <p>Complaint registers current to April 2024</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards</p> <p>Site Notice – included approved hours of work on site</p> <p>PCYC Induction Slide – include details required under this condition.</p> <p>Complaint registers current to April 2024</p>	<p>Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams. Daily Pre-start Records list the delivery hours of requirement a), but not of requirement b).</p> <p>No OOHW occurred in this audit period.</p> <p>No community complaints to date regarding hours of work for both Stage.</p>	C
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>b) between 1pm and 4pm, Saturdays.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	The auditees noted that no OOHW occurred in this audit period.	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: <ul style="list-style-type: none"> a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works 	Site inspection 07/05/24 Interview with auditees 08/05/24	Site inspection 07/05/24 Interview with auditees 08/05/24	The auditees noted that no OOHW occurred in this audit period.	NT
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection 07/05/24 Interview with auditees 08/05/24	Site inspection 07/05/24 Interview with auditees 08/05/24	The auditees noted that no OOHW occurred in this audit period.	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday. 	Site inspection and interview with auditees 7/05/24 Complaint registers current to April 2024	Site inspection and interview with auditees 7/05/24 Complaint registers current to April 2024	The auditees noted that no OOHW occurred in this audit period.	NT
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans) and Hazardous Materials Management Plan.	Site inspection 07/05/24 Interview with auditees 08/05/24 Construction Environmental Management Plan (CEMP) Rev 4, 06/07/22, FKG Implementation of the CEMP was assessed via site inspection and interview on 26/4/23, site environmental controls and procedures provided evidence of implementation. FKG Hazard Sub Register sighted Photos Appendix D	Site inspection 07/05/24 Interview with auditees 08/05/24 Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards Implementation of the CEMP was assessed via site inspection and interview on 8/05/24, site environmental controls and procedures provided evidence of implementation. Inspection Details - All Details for SE6301 - Hazard and Observation Checklist 17/10/23 by AWE Inspection Details - All Details for SE6301 - Hazard and Observation Checklist 12/10/23 by AWE Photos Appendix D	The implementation of mitigation measures in the CEMP was observed on site and indicate that this plan is generally being implemented. An inspection and checklist regarding the use of hazardous materials on site were actively implemented and followed.	C
Construction Traffic					

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Parking as per section 3.3 Parking Controls outlined in Appendix H – Construction Traffic and Pedestrian sub plan</p> <p>No construction vehicles observed on the street on the day of inspection. Construction vehicles entered through main access gate and parked on concrete pad within site on day of inspection.</p> <p>Concrete truck delivery taped off and traffic control in place (Appendix D). Deliveries coordinated with school buses and drop offs / pick ups to reduce conflict.</p> <p>Complaint registers current to April 2024</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Inspection Details SE6301 Hazard and Observation Checklist 12/10/23 by AWE – the checklist provided details on all aspect of the project from access and egress around the site, housekeeping, safety electrical, regular inspection, sediment control and safety. Inspection Details SE6301 Hazard and Observation Checklist 17/10/23 by AWE – the checklist provided positive observation that measures were being applied on site such as leads in use around site tested & tagged within the 1-monthly standard, temp boards around site are left in a good condition and are being used correctly and others.</p> <p>Complaint registers current to April 2024</p>	<p>No heavy vehicles were observed to be parking offsite at the time of the inspection.</p> <p>No complaints have been received relating to construction traffic.</p>	C
Hoarding Requirements					
C11	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application. 	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Hoarding was clear of graffiti and advertising during site inspection.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24.</p> <p>Hoarding was clear of graffiti and advertising during site inspection.</p>	<p>No third-party advertising installed or graffiti evident at time of site inspection.</p>	C
No Obstruction of Public Way					
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Complaint registers current to April 2024</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Complaint registers current to April 2024</p>	<p>Site inspection confirmed that public walkways were clear of all construction material.</p> <p>No complaint relating to this condition was recorded.</p>	C
Construction Noise Limits					
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Noise monitoring register (5/06/23 to 16/10/23) sighted and performed on a weekly basis on site.</p> <p>Complaint registers current to April 2024</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Noise Monitoring – Corner of Gordon and Owen Street 29/05/23 by AW Edwards</p>	<p>No further noise monitoring undertaken. There was no out of hours construction activities during the last period and the noise sources (identified in our plan) from the early construction phase had been removed as the build</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
			Noise Monitoring – Corner of Gordon and Owen Street 29/06/23 by AW Edwards Noise Monitoring – Corner of Gordon and Owen Street 19/07/23 by AW Edwards Noise Monitoring – Corner of Gordon and Owen Street 25/07/23 by AW Edwards Complaint registers current to April 2024	predominantly moved to internal fit out. No complaint was received relating to noise during the audit period.	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	No complaints have been made concerning out of hours work and site hours are posted on access gates to site.	C
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	During the site inspection, no construction activities were observed. No complaint was received relating to this requirement.	C
Vibration Criteria					
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 07/05/24 Interview with auditees 08/05/24 No residence or structure outside the site is located close enough to any construction activities at the site that may cause vibration damage (Refer Table 18 CNVMP). Complaint registers current to April 2024	Site inspection 07/05/24 Interview with auditees 08/05/24 Memo 23/02/23 from Douglas Partners re: Vibration Monitoring Results: 2-10 Feb 2023 -Impulsive event, analysis of waveforms indicated a possible direct impact to (or near) sensor. Site personnel reported that a construction fence fell over near the monitor Memorandum 23/02/23 from Douglas Partners re: Vibration Monitoring Results 2-10 Feb 2023 Doc No. R.001. Rev 0 Complaint registers current to April 2024	During the site inspection, no construction activities were observed. No complaint was received relating to this requirement.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection 07/05/24 Interview with auditees 08/05/24	Site inspection 07/05/24 Interview with auditees 08/05/24	For Stage 1 works - no residential buildings located within 30m of vibratory compactor / roller works For Stage 2 works - no vibratory rollers proposed.	NT
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15(c) of this consent.	Site inspection 07/05/24 Interview with auditees 08/05/24 Construction Noise and Vibration Management Plan (CNVMP) Rev B, 6/12/21 by JHA	Site inspection 07/05/24 Interview with auditees 08/05/24 Construction Noise and Vibration Management Plan (CNVMP) Rev D Ref 10 March 2023 by EW Edwards	No other limits applied in the CNVMP	NT
Tree Protection					
C19	For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared for Hastings Secondary College Port Macquarie Campus dated 16 April 2021; and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Site inspection 07/05/24 Interview with auditees 08/05/24 HSC works including Stage 1A and Stage 1B were completed and in operation in November 2023. Tree Protection Plan Site Diagram & Demolition Plan 16/04/21 by The Tree MD P/L Site photos with tree protection in place during construction of Stage 1.	Site inspection 07/05/24 Interview with auditees 08/05/24 No trees to cover under Stage 2 PCYC work under Stage 2 was completed and in operation in April 2024.	Tree protection zones established in Stage 1 during construction. No council trees located near site boundary.	C
Air Quality					
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	No visible dust being generated at time of inspection at either stage 1 or 2 sites. No complaints were received relating to dust.	C
C21	During construction, the Applicant must ensure that: a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network;	Site inspection 07/05/24 Interview with auditees 08/05/24 Complaint registers current to April 2024	Site inspection 07/05/24 Interview with auditees 08/05/24 Shaker grid in place at Owen Street entry	No mud tracking onto public roads was observed during inspection. No complaints were received relating to dust.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 		Complaint registers current to April 2024		
Imported Fill					
C22	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier upon request. 	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Road base imported from Boral Receipt dated 21/9/22 sighted Tax Invoice # 27793, 30/08/23 issued by Coastal Quarry Products – 20mm Road base #42219</p> <p>Tax Invoice # 27788, 29/08/23 issued by Coastal Quarry Products – 20mm Road base #42209</p> <p>Tax Invoice # 27787, 29/08/23 issued by Coastal Quarry Products – 20mm Road base #42204, #42205, #42208</p> <p>Mulch Order compliance – Hardwood Mulch Conformity dated 6/02/24 issued by Alexander's Mulch and Supplies</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Certification: Virgin Excavated Natural Material (VENM) 27/02/23, Daniel Jenkins-NSW EPA</p> <p>Mulch Order compliance– Record of Inspection & Mulch Sampling – 27 February 2024 by AM Enviro Services</p> <p>Laboratory Analytical Results, 4/03/24 by ASET</p>	<p>Certification for VENM issued by Daniel Jenkins, NSW EPA demonstrates compliance.</p> <p>Hardwood Mulch Conformity dated 06/02/24, issued by Alexander's Mulch and Supplies, noted that the mulch qualifies for use in the project (Stage 1 - for FKG).</p> <p>For PCYC, laboratory analytical result for the mulch was negative for asbestos.</p>	C
Disposal of Seepage and Stormwater					
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Site stormwater is currently connected to Stage 2 stormwater system (PCYC works). Not directly connected to Council stormwater system</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Notice of Determination of S138 Application (No. 710.2020.6104.01) 14/08/23 issued / approved by Port Macquarie Hastings Council re: Construction of driveway and footpath and/or road opening for utility and stormwater connections.</p> <p>Site is connected to previous street connection</p>	Stormwater is currently being managed on the site.	C
Emergency Management					
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Audit – Emergency / Evacuation Drill (Form ID 51997) 28/09/23 by FKG – provides drill details and drill debrief with photos</p> <p>Emergency / Evacuation Drill register managed by FKG provide records relating to drill conduct and update.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Fire/Explosion/Evacuation Drill 24/01/23 by AW Edwards</p> <p>Last drill on 29/9/23.</p>	<p>Both sites & School emergency management plans have been created. Emergency management is covered during site induction.</p> <p>Records of emergency drills held on both Stage 1 and 2 sites were sighted</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
Stormwater Management System					
C25	<p>Within three months of the commencement of construction or other timeframe agreed by the Planning Secretary, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ol style="list-style-type: none"> be designed by a suitably qualified and experienced person(s); be generally in accordance with the conceptual design in the EIS; be in accordance with applicable Australian Standards; be to the satisfaction of Council; include details of the proposed diversion of the existing Council stormwater pipeline traversing the site; and ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; <p>Notes:</p> <ul style="list-style-type: none"> The legal point of discharge for the proposed development is defined as existing stormwater drainage system. The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 1% AEP event. Summary calculations demonstrating compliance with the above requirements for the median storm in the critical duration for the design AEP shall be submitted (20%, 5% & 1% AEP at minimum). Alternatively an electronic model in DRAINS format shall be submitted for electronic review. Pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements. The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7. Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage. Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design. The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system. The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained. During all phases of demolition, excavation and construction, it is the responsibility of the applicant and their contractors to: <ul style="list-style-type: none"> Ascertain the exact location of the Council stormwater drainage pipeline and associated pits traversing the site in the vicinity of the works. Take measures to protect the in-ground Council stormwater drainage pipeline and associated pits. Ensure dedicated overland flow paths are satisfactorily maintained through the site. 	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Northrop Civil plans for stormwater drainage system approved under Crown Works Certificate 2 dated 7/4/22</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Stormwater plan and details CV-DRG 0031 Rev 1, 21/02/23 by MPC Consulting Engineer</p> <p>Conditional Approval from PMHC for carry out water supply work, sewage work and stormwater work 07/02/23</p> <p>Email 10/03/23 PMHC-AW Edwards re: operational stormwater management system indicating satisfaction from the Council</p> <p>Certifier satisfaction indicated in Crown Works Certificate 1 dated 22/12/23</p>	<p>Plans prepared and certified as required.</p> <p>No change since last audit.</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> Stormwater drainage pipes can be damaged through applying excessive loading (such as construction machinery, material storage and the like). All proposed structures and construction activities must be sited fully clear of Council's stormwater drainage pipes, pits, easements, watercourses and overland flow paths on the site. If a Council pipeline is uncovered during construction, all work must cease and the Certifier and Council must be contacted immediately for advice. Any damage caused to Council's stormwater drainage system must be immediately repaired in full and at no cost to Council 				
Unexpected Finds Protocol – Aboriginal Heritage					
C26	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ol style="list-style-type: none"> all works must halt in the immediate area to prevent any further impacts to the object(s); a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; the site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and works shall only recommence with the written approval of the Planning Secretary. 	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>PCYC Induction Slides – Aboriginal Heritage</p>	<p>The auditees are not aware of any unexpected Aboriginal find events.</p>	NT
Unexpected Finds Protocol – Historic Heritage					
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ol style="list-style-type: none"> all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary; depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and works may only recommence with the written approval of the Planning Secretary. 	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>PCYC Induction Slides – Aboriginal Heritage</p>	<p>The auditees are not aware of any unexpected historic heritage find events.</p>	NT
Waste Storage and Processing					
C28	<p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Waste management through Aussie Blue Bins</p> <p>Quarterly waste reports provided by Aussie Blue Bins</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Covered skip bin that receives potentially windblown waste with shade cloth screen</p>	<p>Generated wastes were segregated accordingly .</p> <p>Waste skips observed during site inspection. Not overfilled</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		Project Resource Recovery Report (5/10/23 – 5/02/24) with Program Completion 5/02/24 issued by Aus Blue Bins			
C29	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Project Resource Recovery Report AUS Blue Bins dated 26/4/23 breaks CDW into types of concrete, tiles, paper, mixed waste etc. and % diverted from landfill (83%)</p> <p>Project Resource Recovery Report AUS Blue Bins dated 12/10/23 breaks CDW into types of concrete, tiles, paper, mixed waste etc. and % diverted from landfill (84%)</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Waste Audit Record Sheet as of February 2023 by AW Edwards</p> <p>Waste Audit Record Sheet as of March 2023 by AW Edwards</p> <p>Waste Register as of Sep 2023</p> <p>Waste is sorted on site into concrete, steel, gyprock and general waste. General waste is sorted again offsite by waste services contractor</p>	<p>Site inspection confirmed that wastes are being segregated on site. Aussie Blue Bins removes segregated waste materials from site and provides FKG with waste tracking reports.</p> <p>The waste audit record sheet prepared by AW Edwards classified the generated construction wastes.</p>	C
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p>	Concrete rinse water trays were used on both site during construction.	C
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Project Resource Recovery Report AUS Blue Bins dated 26/4/23 breaks CDW into types of concrete, tiles, paper, mixed waste etc. and % diverted from landfill (83%)</p> <p>Project Resource Recovery Report AUS Blue Bins dated 12/10/23 breaks CDW into types of concrete, tiles, paper, mixed waste etc. and % diverted from landfill (84%)</p> <p>Waste Assessment and Classification dated 30/10/23 issued by Aus Blue Bins provide waste classification in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA 2014)</p> <p>Resource Recovery Report (5/10/23 – 5/02/24) with Program Completion 5/02/24 issued by Aus Blue Bins</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Waste Audit Record Sheet as of February 2023 by AW Edwards</p> <p>Waste Audit Record Sheet as of March 2023 by AW Edwards</p> <p>Project Resource Recovery Report AUS Blue Bins from 5/10/21 to 12/10/23</p> <p>Waste Recor/Register from 2/02/23 to 4/10/23 includes required details</p>	<p>Site inspection confirmed that wastes are being segregated on site. Aussie Blue Bins removes segregated waste materials from site and provides FKG with waste tracking reports.</p> <p>The waste audit record sheet prepared by AW Edwards classified the generated construction waste.</p>	C
C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>WSP Clearance Certificate – Lead Dust Removal Clearance 7/10/21 sighted evidence the works were carried out compliant with National Occupational Health and Safety Commission (NOHSC) (2005), Code of Practice for the Control</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Not applicable to Stage 2 works</p>	<p>Evidence of disposal of contaminated materials to approved waste disposal facility provided.</p> <p>No change since last audit</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		<p>and Safe Use of Inorganic Lead at Work [NOHSC:2015 (1994)</p> <p>Waste dockets for Asbestos Soil sent to Cairncross Waste Facility for numerous dates including 28/10/21, 30/10/21 sighted.</p> <p>Clearance Certificate (WSP) dated 29/10/22 for Asbestos Remediation sighted, plus waste dockets for Cairncross Waste Facility dated same date for Asbestos Soil</p> <p>No hazardous materials removed since October 2022</p>			
Outdoor Lighting					
C33	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>JHA certificate of design dated 12/1/22</p>	<p>Site inspection 07/05/24</p> <p>Interview with auditees 08/05/24</p> <p>Design Certificate – CW2 Electrical Services, Electrical Projects Australia dated 27 February 2023</p>	<p>The design certificates confirm the external lighting design is in accordance with AS 4282-2019.</p> <p>No change since last audit.</p>	C
Independent Environmental Audit					
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE letter 15/3/22 approving auditors sighted	Letter 15/03/22 DPE-SINSW approval of auditors	Approval was obtained prior to the first audit.	C
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	<p>Independent Audit No. 1, Audit report, WolfPeak 08/06/22</p> <p>Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22</p> <p>Independent Audit No. 3, Audit Report, WolfPeak, 16/6/23</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>This audit report</p> <p>Letter 1/05/24 SINSW-DPHI re: Notification of non-compliance under C35</p>	<p>Independent Audit No. 1, Audit report, WolfPeak 08/06/22</p> <p>Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22</p> <p>Independent Audit No. 3, Audit Report, WolfPeak, 16/6/23</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>This audit report</p> <p>Letter 1/05/24 SINSW-DPHI re: Notification of non-compliance under C35</p>	<p>There were four independent audits undertaken during construction for the project . This audit is the first operational audit (IA5).</p> <p>Non-compliance: The first date of operation for Stage 1A was 16/09/23. Consequently, the first operational audit was required to be undertaken by 16/03/24. However, it was undertaken on 08/05/24, which is beyond the required timeframe.</p>	NC
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	The auditees are not aware of any direction from the Department regarding timing of audits.	NT
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; 	<p>Independent Audit Report (IA1) 08/06/22 sighted on project website</p> <p>Letter 12/7/2022 SINSW-DPE re: Submission of Independent Audit Report (IA1) and Response in</p>	<p>Independent Audit Report (IA1) 08/06/22 sighted on project website</p> <p>Letter 12/7/2022 SINSW-DPE re: Submission of Independent Audit</p>	SINSW has reviewed and prepared a response for the second Independent Audit . The Report was submitted along with its	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA2) 16/12/22 sighted on project website</p> <p>Letter 4/05/2023 SINSW-DPE re: Submission of Independent Audit Report (IA2) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA3) 16/6/23 sighted on project website</p> <p>Letter 26/06/2023 SINSW-DPE re: Submission of Independent Audit Report (IA3) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p>	<p>Report (IA1) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA2) 16/12/22 sighted on project website</p> <p>Letter 4/05/2023 SINSW-DPE re: Submission of Independent Audit Report (IA2) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA3) 16/6/23 sighted on project website</p> <p>Letter 26/06/2023 SINSW-DPE re: Submission of Independent Audit Report (IA3) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p>	<p>response to the Department on 04/05/2023.</p> <p>The second Independent Audit Report and response were sighted on the Project website.</p> <p>The third Independent Audit Report and response were sighted on the Project website.</p> <p>The fourth Independent Audit Report and response were sighted on the Project website.</p>	
C38	<p>Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary</p>	<p>Independent Audit Report (IA1) 08/06/22 by WolfPeak sighted on project website</p> <p>Letter 12/7/2022 SINSW-DPE re: Submission of Independent Audit Report (IA1) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA2) 16/12/22 by WolfPeak sighted on project website</p> <p>Letter 4/05/2023 SINSW-DPE re: Submission of Independent Audit Report (IA2) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA3) 16/6/23 by WolfPeak sighted on project website</p> <p>Letter 26/06/2023 SINSW-DPE re: Submission of Independent Audit Report (IA3) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p>	<p>Independent Audit Report (IA1) 08/06/22 sighted on project website</p> <p>Letter 12/7/2022 SINSW-DPE re: Submission of Independent Audit Report (IA1) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA2) 16/12/22 sighted on project website</p> <p>Letter 4/05/2023 SINSW-DPE re: Submission of Independent Audit Report (IA2) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA3) 16/6/23 sighted on project website</p> <p>Letter 26/06/2023 SINSW-DPE re: Submission of Independent Audit Report (IA3) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>– verify in what no of audit the AWE included</p>	<p>The IA44 Report prepared by WolfPeak was submitted along with its response to audit findings, to the Department on 19/12/2023 which is within the required timeframe.</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
			Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website		
C39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	No direction from the Planning Secretary.	NT
Operational Readiness Work					
C40	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site. 	Site inspection 07/05/24 Interview with auditees 08/05/24 Not required	Site inspection 07/05/24 Interview with auditees 08/05/24 Not required	No operational readiness work required at HSC and PCYC sites	NT
C41	Operational readiness work must only be undertaken in accordance with the details submitted under condition C40 and the following requirements: <ul style="list-style-type: none"> a) no more than 15 staff are involved in operational readiness work; b) no more than 5 vehicles must access the school related to the operational readiness work; c) no students or parents are permitted; and d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Site inspection 07/05/24 Interview with auditees 08/05/24	Site inspection 07/05/24 Interview with auditees 08/05/24	No operational readiness work required at HSC and PCYC sites	NT
Contamination					
C42	Construction must be undertaken in accordance with the Report on Preliminary Site Investigation for Contamination prepared by Douglas Partners dated May 2021.	Site inspection 07/05/24 Interview with auditees 08/05/24 WSP engaged to provide lead dust clearance certificate as detailed in C32 above. WSP undertaking air monitoring.	Site inspection 07/05/24 Interview with auditees 08/05/24 Not applicable to Stage 2 works	Apart from ACM removal on 29/10/22 there is no other requirement to monitor or test contaminated areas. No change since last audit	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		FKG uses licensed removalists (HDS) to remove hazardous materials including lead paint. Clearance Certificate (WSP) dated 29/10/22 for Asbestos Remediation sighted, plus waste docket for Cairncross Waste Facility dated same date for Asbestos Soil No contaminated materials dealt with since October 2022 Complaints register current to April 2024			
Heritage – Building A Porch Wall Removal and Storage					
C43	The removal and storage of the Building A entrance porch glazed wall (approved to be removed under SSD-11920082-MOD-1) must be undertaken in accordance with the methodology contained in the Conservation Management Plan as approved under B27 and to the satisfaction of the appointed heritage specialist required by condition B28.	Site inspection 07/05/24 Interview with auditees 08/05/24 Aconex Correspondence 13/05/24 FKG-Purcell (Tracey Skovronek) re: Nominated heritage consultant (B28 & C43) Aconex Correspondence 14/05/24 Purcell-FKG re: Confirmation of engagement of Purcell and services provided under B28 and C43 CV Tracey Skovronek - Purcell	Site inspection 07/05/24 Interview with auditees 08/05/24 Not applicable to Stage 2 works	Sighted correspondence from Purcell, a qualified and experienced heritage consultant, confirming engagement during the construction (including demolition) of HSC, particularly Buildings A and B. Purcell provided a heritage-focused pre-construction works induction to the main contractor involved in the works on the elements of Buildings A and B only. Additionally, during and after photos of the dismantling works to Building A, including the removal and storage of the entrance porch glazed wall, were issued from the site in accordance with the approved methodology. The consultant recommended that a 'FRAGILE' sign be permanently fixed to the stored entrance glazed porch and that the school carry out periodic inspections of the stored glazing.	C
PART D: PRIOR TO COMMENCEMENT OF OPERATION					
Notification of Occupation					
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter 17/08/23 SINSW-DPE re: Notice of occupation for Stage 1A to commence on 16/09/23 - operation of the North South Pedestrian Linkway between Buildings L and A – Post Approval (DPE portal) submission of notification of occupation 1A - undated	Letter 31/01/24 SINSW-DPHI re: Notification of Occupation for Stage 2 -PCYC Multi-Sports Facility on 7/03/24 Post Approval Submission (DPHI portal) undated re: submission of Notification of Occupation for Stage 2 -PCYC Multi-Sports Facility on 7/03/24	The notice of commencement of the staged operations for HSC and PCYC were performed in accordance with this requirement.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		<p>Letter 11/09/23 SINISW-DPE re: Notice of occupation for Stage 1B.4 to commence on 11/10/23 – front entrance landscaping Section 3</p> <p>Post Approval (DPE portal) submission of notification of occupation 1B.4 - undated</p> <p>Letter 5/10/23 SINISW-DPE re: Notice of occupation for Stage 1B.1, 1B.2, 1B.3, 1B.7 and 1B.8 to commence on 04/11/23 – CAPA, front entrance landscaping Section 1 & 2 and landscaping areas</p> <p>Post Approval (DPE portal) submission of notification of occupation Stage 1B.1, 1B.2, 1B.3, 1B.7 and 1B.8 – undated</p> <p>Letter 12/10/23 SINISW-DPE re: Notice of occupation for Stage 1B.5 & 1B.6 to commence on 13/11/23 – Demo existing ramp & new ramp to Block A</p> <p>Post Approval (DPE portal) submission of notification of occupation Stage 1B.5 & 1B.6 – undated</p>			
External Walls and Cladding					
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<p>Compliance Statement undated issued by Genesis for CFC Cladding Boards</p> <p>Design Certificate 17/05/22 issued by FMJStudio</p> <p>Installation Certificate 3/10/23 issued by Glory Joshua</p> <p>Technical Data Sheet – Bradford (for light wall vapour permeable wall wrap)</p> <p>Certification requirement sent to Metro BC on 11/1/22 for certification. Accepted on 21/1/22.</p>	<p>Email 26/02/24 AWE-MBC re: submission of certification with supporting documents in compliance with external walls and cladding</p> <p>Email 27/02/24 MBC-AWE re: acknowledgement receipt for the submission of certification with supporting documents in compliance with external walls and cladding</p> <p>BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC</p>	<p>Design certificates for HSC issued for relevant components indicate compliance with this requirement. Crown Certificates issued by Certifier demonstrates compliance.</p> <p>Submission of compliance to the Certifier under this condition was sighted for PCYC.</p> <p>The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.</p>	C
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Compliance Statement undated issued by Genesis for CFC Cladding Boards</p> <p>Certification requirement sent to Metro BC on 11/1/22 for certification. Accepted on 21/1/22.</p> <p>Post Approval (DPE portal) submission of Compliance Statement issued by Genesis and external walls PCA approval from MCB</p>	<p>Aconex correspondence 27/02/24 MBC-AWE re: Certifier acknowledgement receipt for the submission of certification with supporting documents in compliance with external walls and cladding – for submission to DPHI</p> <p>Post Approval Submission (DPHI portal) undated re: submission of compliance under D3 external walls and cladding</p>	<p>The submission requirement to the Certifier and to the Department was carried out in accordance with this condition.</p> <p>The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
			BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC		
Works as Executed Plans					
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	SW WAE Rev A Noth South Link 6697 CAPA Rev B Nov. 2023- Stormwater As-Built Sketch by King + Campbell FKG-GCOR-004784 FKG-Certifier re: submission of compliance under D4 Work Executed as Plan (WEA)	PCYC As-built Plan CAD-A3-22154H Correspondence 4/03/24 AWE-MBC re: submission of compliance under D4 BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	Submission of WAE to the Certifier was done on 04/10/23 under FKG works. Submission of WAE to the Certifier was done on 04/03/24 under AWE works. The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.	C
Warm Water Systems and Cooling Systems					
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	No warm water systems required under Stage 1 & 2.	NT
Outdoor Lighting					
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> a) complies with the latest version of AS 4282-2019 – Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	Lighting Works Installation Certificate 15/08/23 issued by Carter & Osborne Holdings Pty Ltd Installation Certificate 24/10/23 issued by Carter & Osborne Holdings Pty Ltd Electrical Engineer Compliance Certificate 08/09/23 issued by JHA Consulting Engineers Building Services Intent Statement – Electrical Services dated 18/10/23 issued by JHA Consulting Engineers FKG-GCOR-004784 FKG-Certifier re: submission of compliance under D6 Certificate of Design & Electrical Installation Compliance BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works	Design Certificate External Lighting 16/04/24 issued by Electrical Project Australia Lighting works installation certificate 7/02/24 issued by Cater & Osbone Holdings P/L BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	The Lighting Works Installation Certificate for HSC was issued by Carter & Osborne Holdings Pty Ltd and approved by the Certifier through the issuance of BCA Completion Certificate dated 13/09/23. The Lighting Works Installation Certificate for PCYC was issued by Carter & Osborne Holdings Pty Ltd and approved by the Certifier through the issuance of BCA Completion Certificate dated 6/03/24. The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.	C
Mechanical Ventilation					

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW 	<p>Certificate of Design – Mechanical Services dated 10/05/22 issued by JHA Consulting Engineers</p> <p>Mechanical Works Installation Certificate 02/08/23 issued by Oxley NSW</p> <p>Mechanical Engineer Compliance Certificate 08/09/23 issued by JHA Consulting Engineers</p> <p>Installation Certificate – New CAPA building lift dated 5/10/23 issued by Oxley NSW</p> <p>BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and associated services works</p>	<p>Installation Certificate – Mechanical Works 16/01/24 issued by Energy Air Services P/L</p> <p>Correspondence 4/03/24 AWE-MBC re: submission of design, installation and engineers inspection certificate in compliance with D7</p> <p>BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC</p>	<p>Mechanical Works Installation Certificate for HSC works was issued by Oxley NSW on 02/08/23 and approved by the Certifier through the issuance of BCA Completion Certificate dated 13/09/23.</p> <p>Mechanical Works Installation Certificate for PCYC was issued by Energy Air Services P/L on 16/01/24 and submitted to the Certifier on 04/03/24.</p> <p>The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment					
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B21 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise level criteria identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.</p>	<p>Hastings Secondary College Upgrade Acoustic Statement Rev A, 9/09/22, JHA</p> <p>Mechanical Works Installation Certificate, 2/08/23 by Oxley NSW</p> <p>Mechanical engineer compliance certificate 8/09/23, JHA</p> <p>BCA Completion Certificate 13/09/23 issued by Metro BC</p>	<p>Acoustic Test Report – PCYC 2222438_240306 dated 6/03/24 by RAPT Consulting</p> <p>BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC</p>	<p>Compliance Certificate for HSC dated 8/09/23 was issued by JHA in compliance to the requirement under this condition. The certificate was listed item no. 31 of the BCA Completion Certificate dated 13/09/23 issued by MBC.</p> <p>The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.</p>	C
Fire Safety Certification					
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Fire Extinguisher Installation Certificate 07/08/23 issued by Extinguisher Wholesale & Safety</p> <p>Fire Hydrant Works Installation Certificate 04/08/23 issued by Pat Hogan & Sons Pty Ltd</p> <p>Fire Safety Certificate for HSC 13/10/23</p>	<p>Fire Safety Certificate for Hastings PCYC 07/03/24</p> <p>Email 20/03/24 AWE-Council re: submission of fire safety certificate to Council</p> <p>Email 14/03/24 AWE-FNSW re: submission of fire safety certificate to fire authority</p>	<p>Fire Safety Certificate for HSC was obtained was prominently displayed in the building.</p> <p>Fire Safety Certificate PCYC and submissions were sighted.</p>	C
Structural Inspection Certificate					
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p>	<p>Structural Engineer sign off 25/08/23 issued by Northrop Consulting Engineers Pty Ltd</p> <p>Structural Engineer sign off for balustrading 06/09/23 issued by SMT Engineering Pty Ltd</p>	<p>Statement Of Design and Inspections – Structural Port Macquarie Hastings PCYC, 1/03/24 issued by MPC Consulting Engineers</p>	<p>For Stage 1 HSC</p> <p>Structural Engineer sign-off for HSC dated 25/08/23 was issued by Northrop and listed on BCA Completion Certificate under item no. 27 issued by MBC.</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural Steel Installation Certificate 09/08/23 issued by Motion Group Pty Ltd Structural Inspection Certificate for HSC 23/11/23 by Northrop Aconex 4/10/23 FKG-Certifier re: submission of compliance under D10 Structural Inspection Certificate by TAS North BCA Completion Certificate 13/09/23 issued by Metro BC Structural Inspection Certificate for HSC CAPA and Entry 23/11/223 issued by Northrop Letter 25/0/24 SINSW-DPHI re: Submission of Structural Inspection Certificate in accordance with Condition D10 Email 30/01/24 RPS-Council re: submission under requirement D10 - Structural Inspection Certificate for HSC CAPA Email 30/01/24 Council-RPS re: Acknowledgement receipt of submission under D10 requirement from Council Post Approval (DPHI portal) re: submission of Structural Inspection Certificate and drawings	Email 8/03/24 AWE-Council re: submission of MPC Structural Design (with structural drawings) and Inspection Statement to Certifier Email 8/03/24 Council-AWE re: Acknowledgement receipt of the submission. BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC	Submission requirements to DPHI and Council were sighted. The auditor considers that it is the role of the Certifier or other authority/expert to ensure compliance with this condition.	
Post-Construction Dilapidation Report – Protection of Public Infrastructure					
D11	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: <ul style="list-style-type: none"> a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary when requested. 	Post-Construction Dilapidation Survey Secondary College Upgrade 21/12/23 by Douglas Partners Email 25/01/24 RPS-Council re: submission of Post Construction Survey Stage 1B under D11 requirement Correspondence 29/01/24 RPS-Certifier re: submission of D11 requirement to Certifier	Property Condition Survey – Post Construction Report (16 Owen St) 13/02/24 prepared by Childs Property Inspection P/L Property Condition Survey – Post Construction Report (11 Owen St) 14/02/24 prepared by Childs Property Inspection P/L Correspondence 4/03/24 AWE-MBC re: submission of post construction dilapidation survey report to Certifier Email 4/03/24 AWE-Council re: submission of post construction dilapidation survey report to Council	For Stage 1 work (FKG), a post-construction dilapidation report was prepared by Douglas Partners on 21/23/23. It was noted that no damage to private buildings was identified. Submission to Certifier and Council were sighted. For Stage 2 works (AWE), post-construction reports were undertaken on several properties and submitted to the Council and Certifier on 04/03/24.	C
Repair of Public Infrastructure					
D12	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or 	Site inspection 8/05/24 Interview with auditees 8/05/24	Site inspection 8/05/24 Interview with auditees 8/05/24 New footpath and driveway cross over done by AWE. Certification of	Project team noted that no road damage to private buildings was identified under Stage 1 (FKG). AWE repaired two (2) impacted areas and were completed.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</i>		Completion Section 138 provided by Council		
Road Damage					
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant	Site inspection 8/05/24 Interview with auditees 8/05/24 No road damage identified in FKGs post construction dilapidation report.	Site inspection 8/05/24 Interview with auditees 8/05/24 New footpath and driveway cross over done by AWE. Certification of Completion Section 138 provided by Council	Project team noted that no road damage to private buildings was identified under Stage 1 (FKG). AWE repaired two (2) impacted areas and were completed.	C
Post-Construction Survey – Adjoining Properties					
D14	Where a pre-construction survey has been undertaken in accordance with condition B7 prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: <ul style="list-style-type: none"> a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; b) be provided to the owner of the relevant buildings surveyed; c) be provided to the Certifier; and d) be provided to the Planning Secretary when requested. 	Post-Construction Dilapidation Survey Secondary College Upgrade 21/12/23 by Douglas Partners Email 25/01/24 RPS-Council re: submission of Post Construction Survey Stage 1B under D11 requirement Interview with auditees 8/05/24 No damage to private buildings identified.	Property Condition Survey – Post Construction Report (16 Owen St) 13/02/24 prepared by Childs Property Inspection P/L Property Condition Survey – Post Construction Report (11 Owen St) 14/02/24 prepared by Childs Property Inspection P/L Correspondence 4/03/24 AWE-MBC re: submission of post construction dilapidation survey report to Certifier Email 4/03/24 AWE-Council re: submission of post construction dilapidation survey report to Council Email 9/05/24 RPS- Community Engagement Manager(SINSW) re: Dilap Report submission to building owners Email 15/05/24 Community Engagement Manager(SINSW)-RPS re: SINSW advisory of Dilaps report to building owners.	For Stage 1 work (FKG), a post-construction dilapidation report was prepared by Douglas Partners on 21/23/23 and submitted to the Council on 25/01/24. It was noted that no damage to private buildings was identified. For Stage 2 works (AWE), post-construction reports were undertaken on several properties and submitted to the Council on 04/03/24. The submission of post-construction reports to the owners of the relevant buildings was carried out by the Community Engagement Manager from SINSW.	C
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner	Post-Construction Dilapidation Survey Secondary College Upgrade 21/12/23 by Douglas Partners Email 25/01/24 RPS-Council re: submission of Post Construction Survey Stage 1B under D11 requirement Interview with auditees 8/05/24 No damage to private buildings identified.	Property Condition Survey – Post Construction Report (16 Owen St) 13/02/24 prepared by Childs Property Inspection P/L Property Condition Survey – Post Construction Report (11 Owen St) 14/02/24 prepared by Childs Property Inspection P/L	Project team noted that no road damage to private buildings was identified under Stage 1 (FKG). AWE repaired two (2) impacted areas and were completed.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
			Correspondence 4/03/24 AWE-MBC re: submission of post construction dilapidation survey report to Certifier Interview with auditees 8/05/24		
Bicycle Parking and End-of-Trip Facilities					
D16	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) the provision of a minimum 155 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities; and d) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>	<p>Bike Parking and EOT Facilities Architectural Design Certificate 07/12/23 issued by Francis-Jones Carpenter</p> <p>Bicycle parking FKG Certification 25/01/24 issued by FKG</p> <p>Correspondence 11/12/23 FKG-Certifier re: submission of D16 requirement</p>	<p>Correspondence 4/03/24 AWE-MBC re: Compliance for D16, D17 and D28 relating to bike parking</p>	<p>Bicycle Parking Certification was issued by FKG on 25/01/24 certifying that bicycle parking has been installed in accordance with documentation prepared by Frances Jones Carpenter (FJC) and a total 148 BP spaces provided.</p> <p>Architectural certification was submitted to Certifier on 11/12/23.</p> <p>A Design Certificate dated 7/12/23 was issued by Francis-Jones Carpenter noting compliance under this condition for HSC bicycle parking and end-of-trip facilities .</p> <p>Correspondence dated 4/03/24 was sighted, regarding the submission of compliance to the Certifier under D16, relating to bike parking, with a photo attached for PCYC.</p>	C
Road / Public Domain Works					
D17	<p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B24 have been completed to the satisfaction of the relevant roads authority.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> • <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> • <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i> 	<p>Site inspection 8/05/24</p> <p>Interview with auditees 8/05/24</p> <p>No roadworks undertaken by FKG</p>	<p>Site inspection 8/05/24</p> <p>Interview with auditees 8/05/24</p> <p>S138 Certificate of Completion - Construction of Works on Road Reserve for Frontage Works Associated with Development 7/03/24 issued by Port Macquarie Hastings Council</p> <p>Correspondence 8/03/24 AWE-MBC re: submission of compliance under D17 road works</p>	<p>The auditees reported that no road works was undertaken by FKG.</p> <p>Port Macquarie Hastings Council issued a Certificate of Completion - Construction of Works on Road Reserve for Frontage Works Associated with Development on 7/03/24 and was submitted to the Certifier on 8/03/24.</p>	C
School/Pedestrian Crossing Facilities					

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
D18	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.	Site inspection 8/05/24 Interview with auditees 8/05/24 No roadworks undertaken by FKG	Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to Stage 2 works.	The auditees reported that school/pedestrian crossings were established prior to construction of the project.	NT
School Zones					
D19	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Owen Street, Burrawan Street, Gordon Street and Church Street must be installed, inspected by TfNSW and handed over to TfNSW. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	Site inspection 8/05/24 Interview with auditees 8/05/24 No roadworks undertaken by FKG	Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to Stage 2 works	The auditees reported that school zone signage was established prior to construction of the project.	NT
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Site inspection 8/05/24 Interview with auditees 8/05/24 No roadworks undertaken by FKG	Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to Stage 2 works	The auditees reported that school zone signage was established prior to construction of the project.	NT
School Transport Plan					
D21	Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; b) include arrangements to promote the use of active and sustainable transport modes, including: c) objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); <ul style="list-style-type: none"> i. specific tools and actions to help achieve the objectives and mode share targets; ii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. iii. include operational transport access management arrangements, including: iv. detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish; v. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); vi. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; vii. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; 	School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12/04/24 by Ason Group Letter 17/04/24 DPHI-SINSW re: Approval of School Transport Plan Teams meeting SINSW with Port Macquarie Hastings Council held on 25/10/23	Not applicable to PCYC site	School Transport Plan (STP) dated 12/04/24 was prepared by Ason Group and include: <ul style="list-style-type: none"> a) Appendix A b) Section 3.1, 3.2 and 3.3 <ul style="list-style-type: none"> i. Section 3.4 ii. Section 3.2 iii. Section 5 c) Section 4 <ul style="list-style-type: none"> i. Section 4.1.5 ii. Section 4.1.8 iii. Section 4.1.9 iv. Section 4.1.10 v. Section 4.1.11 vi. Section 4.1.12 vii. Section 4.1.1 viii. Section 4.1.9 ix. Section 4.1.8 d) Section 3.3 e) Section 5.4 School Transport Plan was approved by the Department on 17/04/24 Sighted consultation records with the Port Macquarie Hastings	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> viii. the location and operational management procedures for inter-campus transfers and consideration of measures to reduce the frequency of trips and ensure the safety of travel for students; ix. delivery and services vehicle and bus access and management arrangements; x. management of approved access arrangements; xi. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; xii. car parking arrangements and management associated with the proposed use of school facilities by community members; and d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and e) a monitoring and review program. 			Council held on 25/10/23 and discussed the implementation of the Ason Group Transport Assessment (26/07/2021) and recommendations.	
PCYC Operations Plan					
D22	<p>Prior to the commencement of operation of the PCYC, a PCYC Operations Plan must be submitted to the Certifier. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified consultant in consultation with Council, TfNSW and Hastings Secondary College; b) detail proposed operations including: <ul style="list-style-type: none"> i. hours of operation; ii. expected staff and volunteer attendance levels; iii. schedule of use and intended group activities; c) include arrangements to promote the use of active and sustainable transport modes and reduce demand for parking, particularly during peak school operations, including: <ul style="list-style-type: none"> i. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); ii. specific tools and actions to help achieve the objectives and mode share targets; iii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. d) include operational transport access management arrangements, including: <ul style="list-style-type: none"> i. the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.); ii. delivery and service vehicle and bus access and management arrangements; iii. management of approved access arrangements; 	<p>Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to FKG works</p>	<p>PCYC Operations Plan Rev 02 06/02/24 by Ason Group Email 6/02/24 AWE-TfNSW re: PCYC Operations Plan consultation with TfNSW Email 19/12/23 AWE-Council re: PCYC Operations Plan consultation with Council Email 11/01/24 Council-AWE re: Council response to PCYC Operations Plan consultation Email 13/02/24 AWE-Certifier re: submission of PCYC Operations Plan</p>	<p>PCYC Operations Plan dated 06/02/24 was prepared by Ason Group and include:</p> <ul style="list-style-type: none"> a) Appendix C – TfNSW consultation Appendix D – Council Consultation b) operation <ul style="list-style-type: none"> i. Section 5.1.3, ii. Section 5.1.4 iii. Section 5.1.5 c) Arrangement <ul style="list-style-type: none"> i. Section 4.4, ii. Section 4.2, Section 4.3 iii. Section 7 d) operational transport access management arrangements <ul style="list-style-type: none"> i. Section 3.2, Figure 2, ii. Section 5.1.6, iii. Section 5.1.1, Section 5.1.2, Section 5.1.6 iv. Section 5.1.7 e) Section 6 	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> iv. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to minimise impacts during school hours; and e) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and f) a monitoring and review program. 			f) Section 7 The PCYC Operations Plan Rev 02 was submitted to the Certifier on 13/02/24.	
Utilities and Services					
D23	Prior to commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. Note: <ul style="list-style-type: none"> • <i>Port Macquarie-Hastings Council is defined as a Water Supply Authority under section 64 of the Local Government Act 1993. As part of the Notice of Requirements of the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution is required, prior to works commencing, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to and included as part of this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with either the provisions of the relevant Section 64 Development Servicing Plan or a Planning Agreement.</i> • <i>A Section 307 Compliance Certificate issued by the Water Authority at the construction certificate stage only relates to the payment of contributions in accordance with the Development Servicing Plan or a Planning Agreement. A further Compliance Certificate may be required for other water management works prior to occupation or the issue of an Occupation or Subdivision Certificate relating to the development.</i> • <i>The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.</i> 	School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12/04/24 by Ason Group Letter 17/04/24 DPHI-SINSW re: Approval of School Transport Plan Certificate of Compliance certificate under the section 307 of the Water Management Act 2000, 20/12/23 issued by Port Macquarie Hastings Council	Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to AWE works	School Transport Plan was prepared by Ason Group on 12/04/24 and approved by the Department on 14/04/24. Port Macquarie-Hastings Council issued a Certificate of Compliance certificate under the section 307 of the Water Management Act 2000 on 20/12/23.	C
D24	Prior to Council accepting new stormwater infrastructure (where proposed), a CCTV inspection of all new and modified stormwater assets must be undertaken in accordance with the Conduit Inspection Reporting Code of Australia WSA 05. A copy of the CCTV inspection footage and inspection report prepared and certified by a suitably qualified person shall be provided to Council prior to the acceptance of works into the nominated 'into maintenance period'	Site inspection 8/05/24 Interview with auditees 8/05/24 Not relevant to FKG works	Site inspection 8/05/24 Interview with auditees 8/05/24 Not applicable to AWE works	The auditees reported that this requirement is not applicable to the Project.	NT
D25	All works relating to public infrastructure must be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC. Note: <ul style="list-style-type: none"> • <i>A compliance certificate is to be submitted for new public stormwater infrastructure accompanied by Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. The copyright for all information supplied, shall be assigned to Council.</i> • <i>Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements</i> 	Site inspection 8/05/24 Interview with auditees 8/05/24 Not relevant to FKG works	Certificate of Compliance certificate under the section 307 of the Water Management Act 2000, 1/03/24 issued by Port Macquarie Hastings Council Statement of Design Requirements – Structural and Civil Port Macquarie Hastings PCYC 19/12/22 issued by MPC Consulting Engineers	Port Macquarie Hastings Council issued a Certificate of Completion - Construction of Works on Road Reserve for Frontage Works Associated with Development on 7/03/24. Statement of Design Requirements – Structural and Civil Port Macquarie Hastings PCYC was issued by MPC Consulting	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<p><i>of the relevant authority including the provision of easements over existing and proposed public infrastructure.</i></p> <ul style="list-style-type: none"> <i>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</i> <i>A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site stage by stage. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed domestic and commercial components of the development, as well as addressing fire service requirements to AS 2419 and backflow protection requirements.</i> <i>Due to the scale of the development all sewage shall be discharged directly to a Council sewer manhole. Any abandoned sewer junctions are to be capped off at Council's sewer main and Council notified to carry out an inspection prior to backfilling of this work.</i> <i>Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.</i> <i>Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed:</i> <i>when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling.</i> <i>prior to the pouring of concrete for sewerage works and/or works on public property.</i> <i>during construction of sewer infrastructure.</i> <i>during construction of water infrastructure.</i> <i>All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.</i> 		As-built Plan No. 22154H 26/2/24 signed by Thomas Searles, Registered Surveyor	Engineers on 19/12/22 as a requirement of this condition.	
Stormwater Operation and Maintenance Plan					
D26	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ol style="list-style-type: none"> maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements. 	<p>Stormwater Maintenance Plan for HSC Rev A, 19/10/23 by Hogan Group</p> <p>Correspondence 29/11/23 FKG-Certifier re: submission of compliance under D26</p> <p>Correspondence 4/12/23 Certifier-FKG re: compliance under D26</p>	<p>Stormwater Operation and Maintenance Plan (SOMP) Rev A, 1/12/23 by AWE</p> <p>BCA Completion Certificate 20246BCC01, 6/03/24 issued by MBC</p>	<p>Stormwater Maintenance Plan for HSC dated 19/10/23 was prepared by Hogan Group and include a) to d) requirements. Plan was submitted to the Certifier on 29/11/23 by FKG.</p> <p>Stormwater Operation and Maintenance Plan for PCYC was prepared and include:</p> <ol style="list-style-type: none"> Section 2.1 	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
				b) Section 2.2 c) Section 2.3 d) Section 2.4 The maintenance plan was included in the BCA Completion Certificate.	
Signage					
D27	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Site inspection 8/05/24 Interview with auditees 8/05/24 Not relevant to FKG works	Correspondence 4/03/24 AWE-MBC re: Compliance for D16, D17 and D28 relating to bike parking (photo attached with signage installed)	Correspondence dated 4/03/24 was sighted, regarding the submission of compliance to the Certifier under D16, D17, and D28, relating to bike parking, with a photo attached for PCYC.	C
D28	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Site inspection 8/05/24 Interview with auditees 8/05/24	Correspondence 4/03/24 AWE-MBC re: Compliance for D16, D17 and D28 relating to bike parking (photo attached with signage installed)	Correspondence dated 4/03/24 was sighted, regarding the submission of compliance to the Certifier under D16, D17, and D28, relating to bike parking, with a photo attached for PCYC.	C
Operational Waste Management Plan					
D29	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ol style="list-style-type: none"> detail the type and quantity of waste to be generated during operation of the development; describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); detail the materials to be reused or recycled, either on or off site; and include the Management and Mitigation Measures included in the EIS and RtS. 	Operational Waste Management Plan for HSC Rev E, 21/04/21 by Elephants Foot Email 4/10/23 Certifier-FKG re: Certifier acceptance of OWMP for HSC	Operational Waste Management Plan for Hastings PCYC Rev A 21/12/23, by AWE Email 13/02/24 AWE-Certifier re: submission of D29 requirement	Operational Waste Management Plan for Stage 1 and Stage 2 were prepared in accordance with the requirement under this condition. Evidence of Operational Waste Management Plan submission to the Certifier were sighted.	C
Landscaping					
D30	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B26.	Several Landscape and Tree Management Plan CAD drawings for Stage 1 Crown Works Certificate by Metro BC dated 14/4/22 for Main works approval for Building A level 1 and Building L, and the external landscaping works associated with Building L BCA Completion Certificate 13/09/23 issued by Metro BC for alteration to Building A and	Landscape Completion Statement for Hastings PCYC 29/02/24 Australian Institute of Landscape Architects (AILA)	Landscaping requirement for Stage 1 was completed as per issued BCA Crown Certificates issued by the Certifier. Landscape Completion Statement dated 29/02/24 was issued to Hastings PCYC and noted that the project was completed in accordance with the landscape documentation.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
		associated services works Crown Works Certificates issued by Certifier demonstrates Landscape Operation & Maintenance Manual for HSC, undated, Penfold Projects			
D31	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan for the development and submit it to the Certifier.. The plan must:</p> <ul style="list-style-type: none"> a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS; 	<p>Landscape Operation & Maintenance Manual for HSC, undated, Penfold Projects</p> <p>Correspondence 29/11/23 FKG-Certifier re: submission of D31 requirement to Certifier</p>	<p>Landscape Management Plan for PCYC Rev A, 30/11/23 by AWE</p> <p>Email 13/02/24 AWE-Certifier re: submission of D31 requirement to the Certifier</p>	<p>Landscape Management Plan for HSC (undated) was prepared by Penfold Projects and include:</p> <ul style="list-style-type: none"> a) Section 2 to Section 8.4 b) Section 1 to Section 8.4 <p>Landscape Management Plan for PCYC dated 30/11/23 was prepared by AWE and include:</p> <ul style="list-style-type: none"> a) Section 2 b) Section 2 <p>Evidence of submission to Certifier were sighted.</p>	C
D32	<p>Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Owen Street along the frontage of the CAPA building and PCYC building subject to consultation and agreement with Council. The number, species and spacing of plantings are to be determined in consultation with Council. If street tree planting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.</p>	<p>Interview with auditees 8/05/24</p> <p>Not relevant to FKG works</p>	<p>Landscape Completion Statement for Hastings PCYC 29/02/24 Australian Institute of Landscape Architects (AILA)</p> <p>Landscape Management Plan for PCYC Rev A, 30/11/23 by AWE</p>	<p>Landscape Completion Statement for Hastings PCYC was issued by Australian Institute of Landscape Architects (AILA) on 29/02/24.</p> <p>The certificate noted that the landscape works were found to have been generally completed in accordance with the landscape documentation.</p>	C
PART E: POST OCCUPATION					
Out of Hours Event Management					
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise & Vibration Impact Assessment for SSDA 	<p>Hastings Secondary College – Out of Hours Event Management Plan (School Use) Version 1.0, 18/03/2024 by RPS Australia Asia Pacific</p> <p>Email 28/02/24 RPS-Council re: consultation of Out of Hours Event Management Plan</p> <p>Email 8/03/24 Council-RPS re: Council satisfaction with the submitted Out of Hours Event Management Plan</p> <p>Letter 6/03/24 SINSW-DPHI re: submission of Out of Hours Event Management Plan (School Use) to DPHI</p>	Not applicable to PCYC	<p>The Hastings Secondary College Out of Hours Event Management Plan for School Use Rev 1.0, dated 18/03/2024, was prepared by RPS Australia Asia Pacific in accordance with the requirement under this condition.</p> <p>Evidence of submission to both the Council and the Department was sighted.</p>	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	(SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.				
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Site inspection and interview with auditees 8/05/24 Hastings Secondary College – Out of Hours Event Management Plan (School Use) Version 1.0, 18/03/2024 by RPS Australia Asia Pacific	Site inspection and interview with auditees 8/05/24 Not applicable to PCYC	No event triggering the plan has occurred during the audit period.	NT
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council and the Planning Secretary for information. The plan must include the following: a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the activity(ies) where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.	Hastings Secondary College – Out of Hours Event Management Plan (Community Use) Version 1.0, 18/03/2024 by RPS Australia Asia Pacific Email 28/02/24 RPS-Council re: consultation of Out of Hours Event Management Plan Email 8/03/24 Council-RPS re: Council satisfaction with the submitted Out of Hours Event Management Plan Letter 6/03/24 SINSW-DPHI re: submission of Out of Hours Event Management Plan (Community Use) to DPHI	HSC PCYC Multi Sports Centre– Out of Hours Event Management Plan (Community Use) Version 0.0, 19/02/240 by RPS Australia Asia Pacific Email 28/02/24 RPS-Council re: consultation of Out of Hours Event Management Plan Email 8/03/24 Council-RPS re: Council satisfaction with the submitted Out of Hours Event Management Plan Letter 6/03/24 SINSW-DPHI re: submission of Out of Hours Event Management Plan (Community Use) to DPHI	Hastings Secondary College Out of Hours Event Management Plan for Community Use dated 18/03/2024 was prepared by RPS Australia Asia Pacific in accordance with the requirement under this condition. HSC PCYC Multi Sports Centre– Out of Hours Event Management Plan (Community Use) dated 19/02/24 was prepared by RPS Australia Asia Pacific in accordance with the requirement under this condition. Evidence of submission to both the Council and the Department was sighted.	C
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Site inspection and interview with auditees 8/05/24 Hastings Secondary College – Out Of Hours Event Management Plan (Community Use) Version 1.0, 18/03/2024 by RPS Australia Asia Pacific	Site inspection and interview with auditees 8/05/24 HSC PCYC Multi Sports Centre– Out of Hours Event Management Plan (Community Use) Version 0.0, 19/02/240 by RPS Australia Asia Pacific	No event triggering the plan for HSC has occurred during the audit period. No event triggering the plan for PCYC has occurred during the audit period.	NT
PCYC Hours of Operation					
E5	The PCYC may only operate between the hours of 6am to 10pm Monday to Sunday.	Not applicable to HSC	HSC PCYC Multi Sports Centre– Out of Hours Event Management Plan (Community Use) Version 0.0, 19/02/240 by RPS Australia Asia Pacific	The HSC PCYC Multi Sports Centre – Out of Hours Event Management Plan (Community Use) indicated under Section 1.2 of Appendix A the operational hours in accordance with this condition.	C
Operation of Plant and Equipment					
E6	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Interview with auditees 8/05/24	Interview with auditees 8/05/24	The Project is still within the defaults and liability period.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems					
E7	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Interview with auditees 8/05/24 No warm water systems installed	Interview with auditees 8/05/24 No warm water systems installed	No warm water systems installed both on Stage 1 and 2	NT
Community Communication Strategy					
E8	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy for HSC, January 2022 prepared by SINSW	Not applicable to PCYC	Evidence indicates that the operational requirements from the Community Communication Strategy continue to be implemented. The Communication Manager is still engaged on the Project. The Project website and notification are still active with uploads on project updates.	C
Operational Noise Limits					
E9	The Applicant must comply with the recommendations of, and ensure that noise generated by operation of the development does not exceed the noise limits in, the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.	Noise Monitoring Report for HSC Rev 0, 24/03/24 by RAPT Consulting	Interview with auditees 8/05/24	A Noise Monitoring Report for HSC Rev 0, dated 24/0/24 prepared by RAPT Consulting noted that based on the results of the measurements and attended observations, emissions from the site were considered compliant with the criteria established. Testing not carried out yet as PCYC commenced operation in April.	C
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that	Noise Monitoring Report for HSC Rev 0, 24/03/24 by RAPT Consulting Post Approval Submission (DPHI portal) 26/03/24 re: submission of Noise Monitoring Report for HSC Email 26/03/24 SINSW-Project team re: informing lodgement of noise monitoring report to DPHI	Interview with auditees 8/05/24	A Noise Monitoring Report for HSC Rev 0 dated 24/0/24 prepared by RAPT Consulting noted that based on the results of the measurements and attended observations, emissions from the site were considered compliant with the criteria established. The monitoring report was submitted to the Department on 26/03/24. Testing not carried out yet as PCYC commenced operation in April.	C

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.				
Unobstructed Driveways and Parking Areas					
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site inspection 7/05/24	Site inspection 7/05/24	During the site inspection, it was observed that driveways, footways and parking areas were free from all obstruction.	C
School Transport Plan					
E12	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	School Transport Plan for Hastings Secondary College P1600r03v03 Rev 3, 12/04/04 by Ason Group	Not applicable to PCYC	Update on the School Transport Plan is not yet required during this audit period.	NT
PCYC Operations Plan					
E13	The PCYC Operations Plan required by condition D22 must be updated as required and implemented unless otherwise agreed by the Planning Secretary.	Not applicable to HSC	PCYC Operations Plan Rev 02, 06/02/24 by Ason Group	Update on the PCYC Operations Plan is not yet required during this audit period.	NT
Ecologically Sustainable Development					
E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Interview with auditees 8/05/24 Letter 7/03/24 SINSW- Green Star Certification Team re: HSC CAPA Building Credit 2.4 ICA – Commissioning and Temporary Schools Program Team Letter 6/03/24 SINSW- Green Star Certification Team re: HSC CAPA Building CREDIT-5.2 Commitment to Performance – End of Life Waste Performance	Interview with auditees 8/05/24 6 months to lodge still in progress	SINSW provided two requests to the Green Star Certification Team for assessment under Credit 2.4 ICA - Commissioning and Temporary Schools Program Team, and Credit 5.2 Commitment to Performance to obtain a Green Star Design & As Built rating. For Stage 2 works, this requirement is six months to lodge from date of completion. Still in progress.	C
Outdoor Lighting					
E15	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Site inspection 7/05/24 Interview with auditees 8/05/24 Compliant register current to April 2024	Site inspection 7/05/24 Interview with auditees 8/05/24 Compliant register current to April 2024	No residual impacts on the outdoor lighting were observed during the site inspection.	C
Landscaping					
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	Site inspection 7/05/24 Interview with auditees 8/05/24 Landscape Operation & Maintenance Manual for HSC, undated, Penfold Projects	Site inspection 7/05/24 Interview with auditees 8/05/24	The landscape was properly maintained during the site inspection.	C

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Utilities and Services					
E17	Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for a 3m wide easement for drainage in favour of Council must be provided over the "Future 3m wide easement for drainage" adjacent to the northern property boundary as shown on the Stormwater Management Plan prepared by Northrop dated 21 April 2021 must be registered on title of Lot 111 in DP 1270315.	Site inspection 7/05/24 Interview with auditees 8/05/24 Not applicable to HSC works	Site inspection 7/05/24 Interview with auditees 8/05/24	For PCYC, easement in process of being drafted by surveyor, survey has been undertaken and documentation prepared. Approved in principle by Council and in process of being formalized.	NT
E18	Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following: <ul style="list-style-type: none"> a) the Proprietor of the property must be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities (OSD). b) the Proprietor must have the OSD inspected annually by a competent person. c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the Proprietor. d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD. <p><i>Note: The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument.</i></p>	Site inspection 7/05/24 Interview with auditees 8/05/24 Not applicable to HSC works	Site inspection 7/05/24 Interview with auditees 8/05/24 Plan of Easement to Drain Water 3 wide, Easement for Multi-Purpose Electrical Installation 7 wide & Positive Covenants over Lot 111 DP 1270315 (draft) – with Port Macquarie Hastings Council Drawing Ref No. 7104, 12/03/24 by Christopher Brian Morrison, Surveyor	PCYC works was completed 7/03/24 hence this requirement is not yet triggered.	NT
E19	Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the water quality control facilities within the site. In addition, a maintenance schedule for the water quality controls must be submitted to Council for approval with the stormwater work-as executed plans. This maintenance schedule and work as executed plan must be registered and referred to as part of the positive covenant. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following: <ul style="list-style-type: none"> a) the Proprietor of the property must be responsible for inspecting, maintaining and keeping clear all components of and structures associated with the stormwater quality improvement device (SQID) in accordance with the maintenance plan in order to achieve the design system performance targets. 	Site inspection 7/05/24 Interview with auditees 8/05/24 Not applicable to HSC works	Site inspection 7/05/24 Interview with auditees 8/05/24 Plan of Easement to Drain Water 3 wide, Easement for Multi-Purpose Electrical Installation 7 wide & Positive Covenants over Lot 111 DP 1270315 (draft) – with Port Macquarie Hastings Council Drawing Ref No. 7104, 12/03/24 by Christopher Brian Morrison, Surveyor	PCYC works was completed 7/03/24 hence this requirement is not yet triggered.	NT

Unique ID	Compliance requirement	Evidence collected (HSC)	Evidence Collected (PCYC)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) the Proprietor must have the SQID inspected annually by a competent person. c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the Proprietor. d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the SQID, or failure to clean, maintain and repair the SQID. 				

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Department of Planning and Environment

Mr David Wheeler
Senior Project Director
School Infrastructure NSW
259 George Street
Sydney NSW 2000

15/03/2022

Dear Mr Wheeler,

**Hastings Secondary College Port Macquarie Campus Upgrade (SSD-11920082)
Nomination of Independent Environmental Auditors**

I refer to your request (SSD11920082-PA-8) nominating Mr Steve Fermio and Ms Ann Azzopardi of WolfPeak as the suitably qualified, experienced and independent persons to undertake the Independent Environmental Audit in accordance with Condition C34, of SSD-11920082 (approval) for the Hastings Secondary College Port Macquarie Campus Upgrade (project).

The Department of Planning and Environment (Department) has reviewed the nominations and information you have provided against the *Independent Audit Post Approval Requirements* (May 2020) specifically section 3.1. The Department is satisfied that the nominees are certified with Exemplar Global as either principle or lead auditors in environmental management systems, are suitably experienced in state significant developments and have supplied declarations of independence.

Consequently, I can advise that the Planning Secretary confirms the approval of the following independent auditors for the project:

- *Lead auditor - Mr Steve Fermio, Principal Environmental and Earth Scientist, WolfPeak*
- *Assistant auditor - Ms Ann Azzopardi, Principal Sustainability Consultant, WolfPeak*

As per condition C35 of SSD-11920082, independent audits must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (May 2020).

Please ensure this correspondence is appended to the Independent Environmental Audit Report.

The Department reserves the right to request an alternate auditor or audit team for any future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be



Department of Planning and Environment

submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Claire Valis, on 02 9995 5389 or email compliance@planning.nsw.gov.au

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS



From: Steve Fermio <sfermio@wolfpeak.com.au>
Sent: Friday, 12 April 2024 10:15 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Laura Gothard <laura.gothard@dpie.nsw.gov.au>; Alexandra Fearnley <Alexandra.Fearnley@rpsgroup.com.au>
Subject: Independent Operational Environmental Audit - Hastings Secondary College / PCYC

Dear Compliance Team,

As the approved auditor by the Department of Planning, Housing, and Infrastructure The audit is required to be conducted in accordance with Development Consent 11920082 condition C35 and the Department's and Environment's Independent Audits Post Approval Requirements (2020) (or IAPAR).

Under the IAPAR we are required to consult with the Department on the scope of the audit and any other parties or agencies that should be consulted with.

The audit site inspection and interviews are scheduled for early May.

Your feedback on the proposed scope would be greatly appreciated. If you have any questions, please contact me on 0417 170 645 or sfermio@wolfpeak.com.au.

Kind regards

Steve Fermio | Principal Environmental & Earth Scientist
Managing Director



Birpai Country

E: sfermio@wolfpeak.com.au

M: 0417 170 645

P: 1800 979 716

A: Suite 2, Level 1, 19 Short St, Port Macquarie, NSW 2444

Member



At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community. We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.



From: [Laura Gothard](#)
Sent: Tuesday, 16 April 2024 10:13 AM
To: [Steve Fermio](#)
Subject: RE: Independent Operational Environmental Audit - Hastings Secondary College / PCYC

Good morning Steve,

Thanks for your time of the phone.

As we discussed, when carrying out the next IEA for Hastings College, could you please look specifically into the following:

- That all conditions requiring things to be done or submitted prior to commencement of operations (D conditions) have been satisfied
- Please look into the trees on site in comparison to any Tree Removed Plan
- Any complaints received since operations from surrounding neighbours or members of the community

Feel free to contact me if you have any further enquiries,

Kind Regards,

Laura Gothard
Senior Compliance Officer

Development Assessment | Department of Planning, Housing and Infrastructure
T | M 0484 269 988 | E laura.gothard@dpie.nsw.gov.au

From: [Laura Gothard](#)
Sent: Thursday, 12 October 2023 12:08 PM
To: [Steve Fermio](#)
Subject: RE: Independent Environmental Audit No 4 - Hastings Secondary College / PCYC

Good morning Steve,

Thank you for your email.

I have completed my assessment of your IA No. 3 and will send out confirmation of this shortly.

To inform the scope of the next independent audit for the Hastings Secondary College Campus Upgrade, the department requests that you include the following information in your next audit.

- The Audit should assess the physical extent of the development in comparison with the approved boundary, and other environmental matters considered in the EIS (i.e., non-aboriginal heritage, pedestrian and cycle access, tree removal and biodiversity, solar access lighting, stormwater and drainage and other matters listed in Section 6 of the EIS).
- The audit should include a review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems.
- The audit is required to include comment on the updated ESCP noted as required in IA No.3.

You do not need to consult with the other agencies as per previous audit, unless you deem their input relevant to works to be undertaken during IA No.4 period.

Kind Regards,
Laura Gothard
Senior Compliance Officer

Development Assessment | Department of Planning and Environment

T | M 0484 269 988 | E laura.gothard@dpie.nsw.gov.au

The Store, 6 Stewart Avenue, Newcastle West NSW 2302


www.dpie.nsw.gov.au






The Department of Planning and Environment acknowledges that it stands on Aboriginal land.



We acknowledge the traditional custodians of the land and we show our respect for elders past, present



APPENDIX D – SITE PHOTOGRAPHS



No.	Comment	Photograph
1	Front entrance to PCYC	

No.	Comment	Photograph
2	Retained trees HSC (Nos 34 to 37) and landscaping	
3	Retained trees HSC (Nos 40 & 41)	

No.	Comment	Photograph
4	Retained tree HSC (No 42)	

No.	Comment	Photograph
5	Completed covered walkway to HSC Building B (additional future works planned here)	
6	Temporary fencing adjacent to HSC Building L	

No.	Comment	Photograph
8	Covered access linking HSC Buildings A, C & TAS	
9	Completed walkway at rear of CAPA building / MPC Hall	

No.	Comment	Photograph
10	Indoor courts PCYC	
11	Gymnasium PCYC	

APPENDIX E - INDEPENDENT DECLARATION FORMS

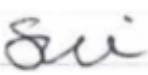
Project Name:	Hastings Secondary College Upgrade
Consent Number:	SSD 11920082
Description of Project:	Upgrades to Hastings Secondary College Port Macquarie Campus, including refurbishment of parts of two existing buildings, provision of a two storey Creative and Performing Arts (CAPA) building, joint use PCYC facility, covered outdoor learning area (COLA), new covered walkways and lift connections, and upgrades to the school entrance and signage.
Project Address:	16 Owen Street, Port Macquarie 2444
Proponent:	NSW Department of Education
Title of Audit	Independent Audit No. 5 – First Operational Audit
Date:	20 May 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Proposed Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science, ANU Honours in Geology, Monash University Graduate Diploma Land Rehabilitation, Federation University Certificate IV in Soil Health, Plant Nutrition & Pasture Development, New England Institute of TAFE Exemplar Global Lead Environmental Auditor Number 110498
Company:	WolfPeak Pty Ltd